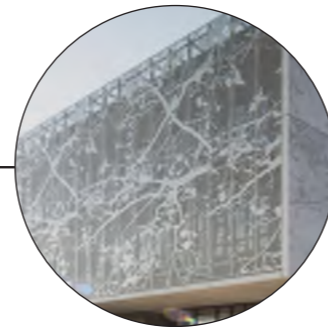
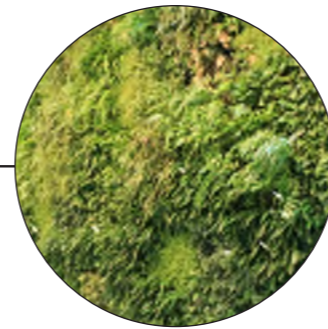


Design Response: Principles



Greening Strategy & Public Realm

The development includes a series of strategies and tactics which aim to improve urban amenity.

Landscape

The landscape approach extends the adjacent Colley Reserve towards the urban context, with contribution given to the street interface by provision of a 3-storey green wall and space given to footpath planter beds.

The proposal features multiple green spaces including:

- Prominent greenwall to Colley Terrace entry, which will be supported by services to ensure ongoing maintenance
- Footpath verge planter bed to soften the interface to the public realm
- Shade tree to Colley Terrace located within the front courtyard
- Pedestrian scale greenwall to Durham Street to respond to the residential scale of the street.



Visual Interest

Visual interest is provided to the public realm with the inclusion of artistic elements which relate to a pedestrian scale. The proposal features the following elements which contribute to the public realm:

- Custom facade patterning applied to the concrete walls forming the podium
- A large intricate laser-cut screen to Durham Street
- Patterned roller doors to the Durham Street bin stores
- A feature portal to the Durham Street entry



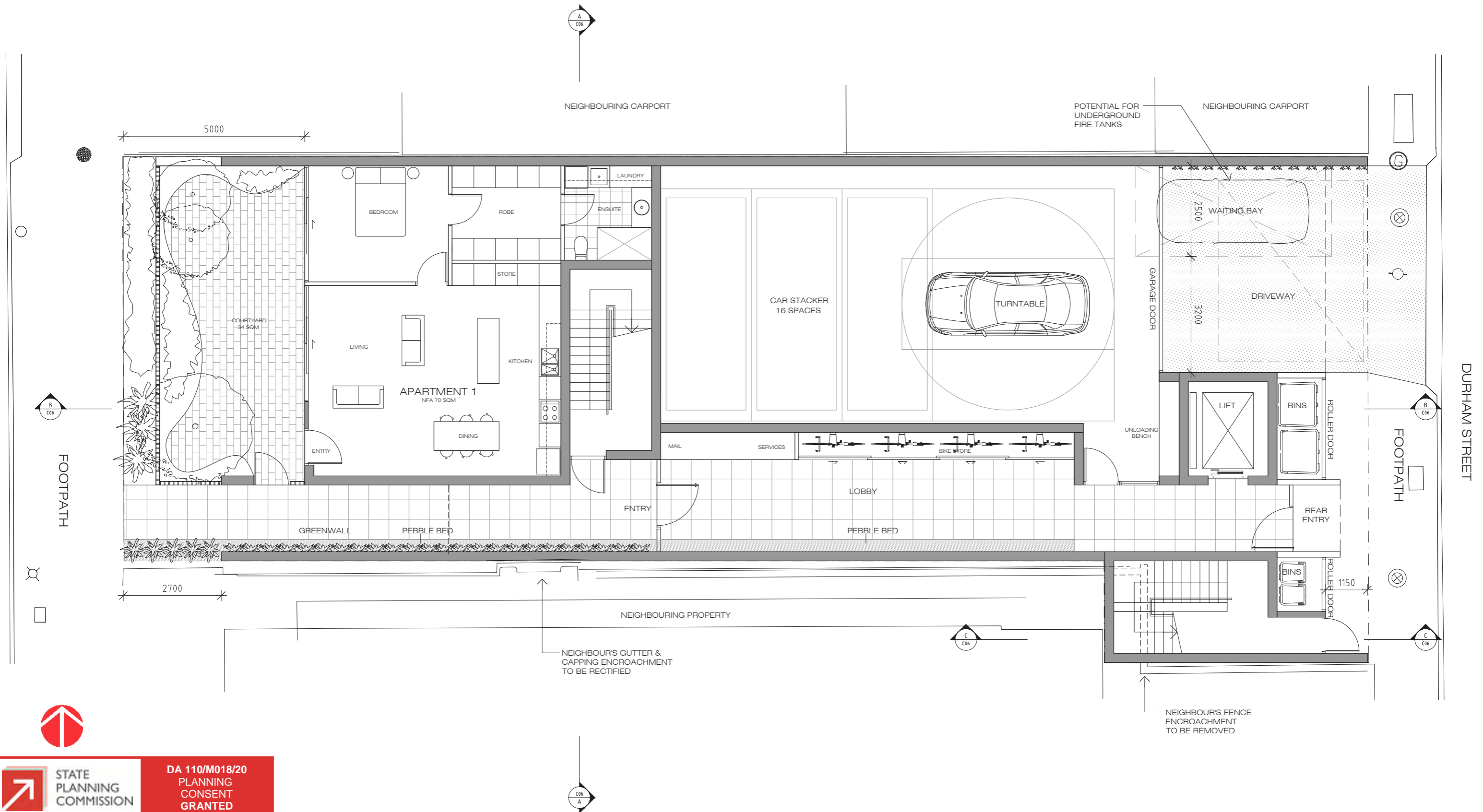
Design Response: Plans

Site Plan / Ground Floor Plan

1:100 @ A3

AREAS

LIVING	70 m ²
COURTYARD	34 m ²
STORAGE	
STORAGE CAGE	3.65 m ³
STORE	2.86 m ³
LAUNDRY/BATH	5.76 m ³
TOTAL	12.27 m ³



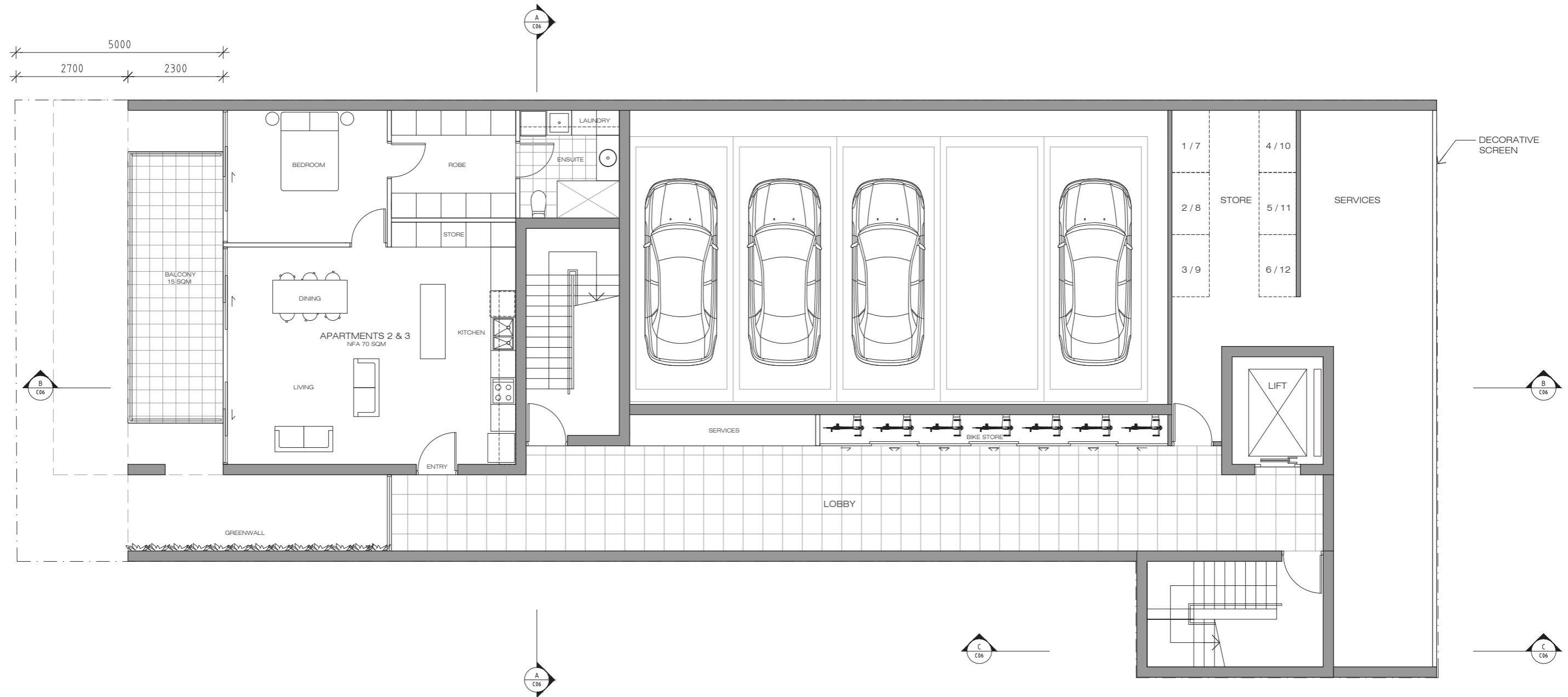
Design Response: Plans

Floor Plans - Level 1 & 2

1:100 @ A3

AREAS

LIVING	70 m ²
BALCONIES	15 m ²
STORAGE	
STORAGE CAGE	3.65 m ³
STORE	2.86 m ³
LAUNDRY/BATH	5.76 m ³
TOTAL	12.27 m ³



Level 1 & 2



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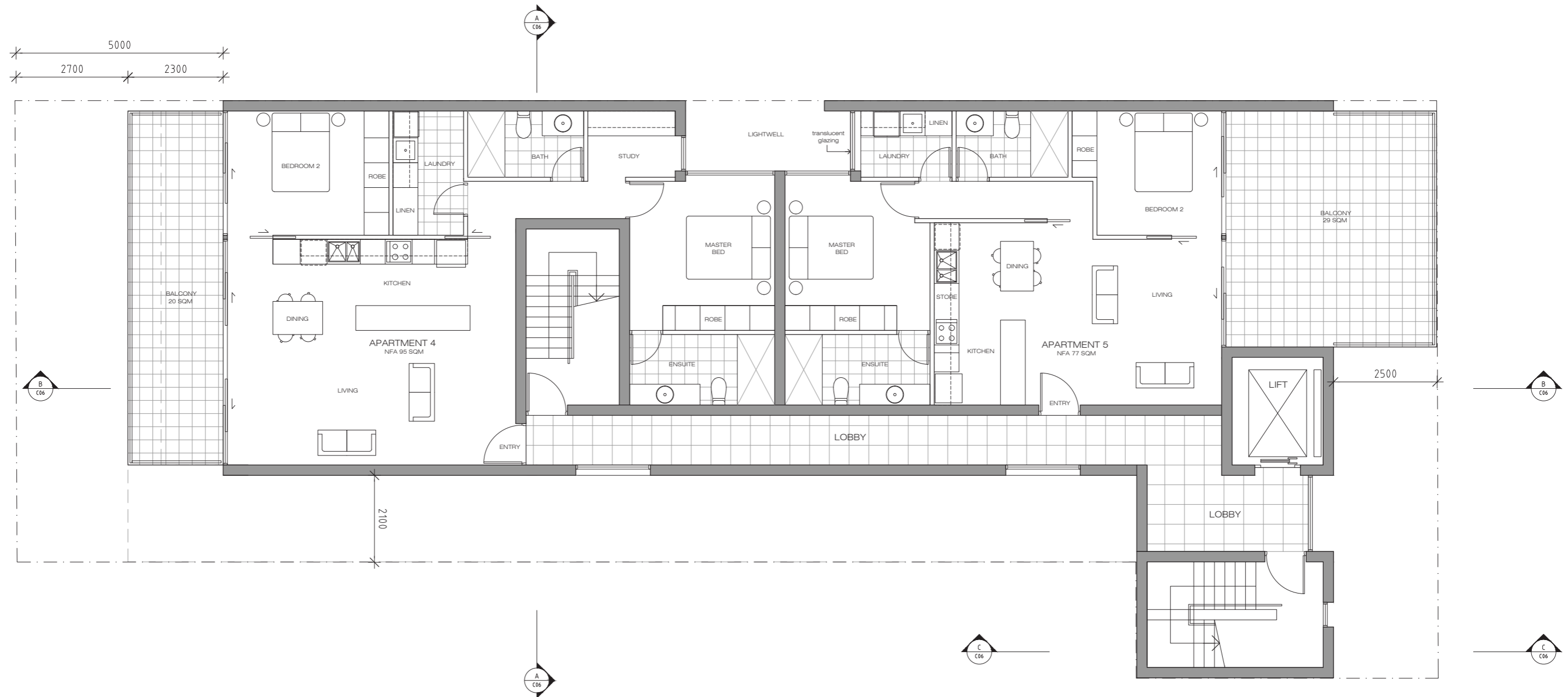
Design Response: Plans

Floor Plans - Level 3

1:100 @ A3

AREAS

APARTMENT 4:		APARTMENT 5:	
LIVING	95 m ²	LIVING	77 m ²
BALCONIES	20 m ²	BALCONIES	29 m ²
STORAGE		STORAGE	
STORAGE CAGE	3.65 m ³	STORAGE CAGE	3.65 m ³
STUDY	0.76 m ³	BATHS	1.34 m ³
BATHS	1.29 m ³	LAUNDRY	3.04 m ³
LAUNDRY	3.60 m ³	TOTAL	8.03 m ³
TOTAL	10.30 m ³		



Level 3



DA 110/M018/20
PLANNING
CONSENT
GRANTED

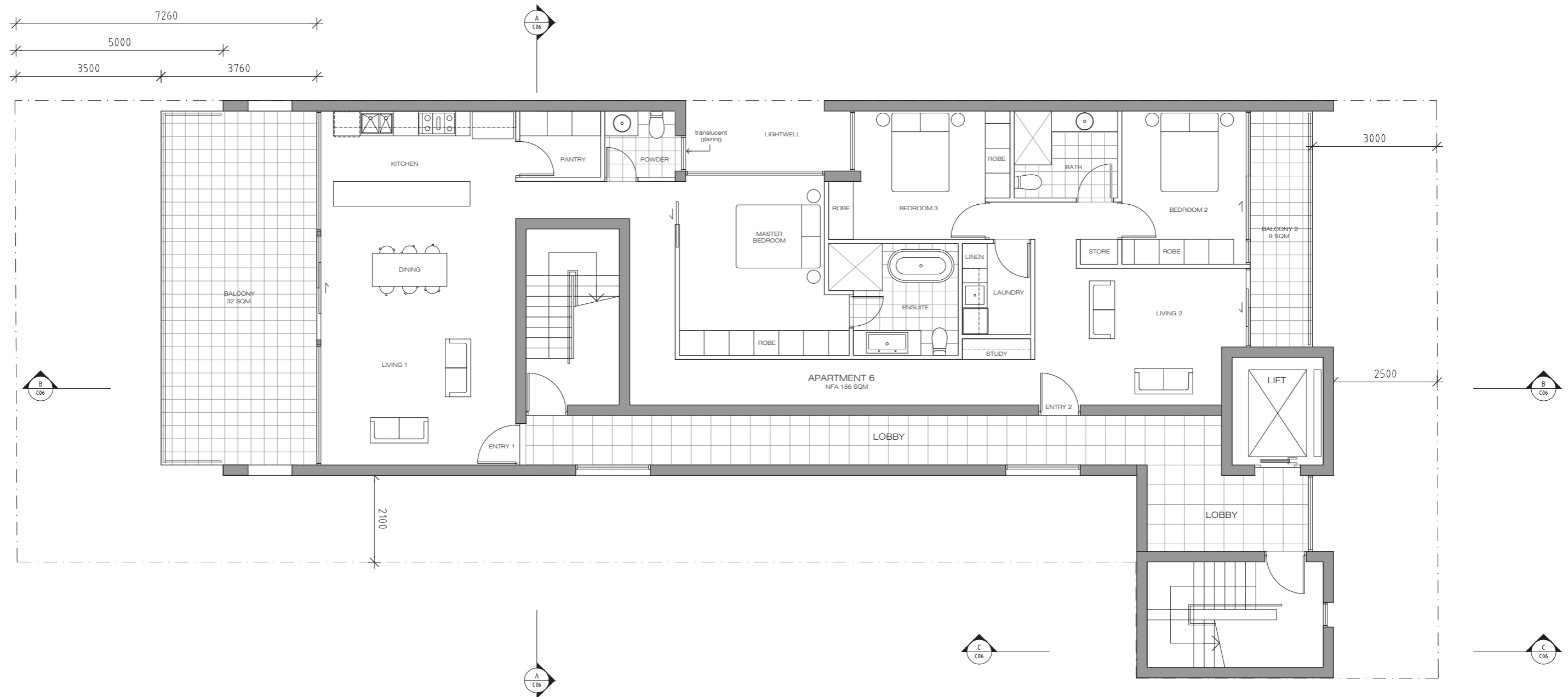
Design Response: Plans

Floor Plans - Level 4

1:100 @ A3

AREAS

LIVING	156 m ²
BALCONIES	41 m ²
STORAGE	
STORAGE CAGE	3.65 m ³
BATHS	2.03 m ³
LAUNDRY	2.47 m ³
STORE	1.46 m ³
PANTRY	3.73 m ³
STUDY	0.41 m ³
TOTAL	13.75 m ³



Level 4



DA 110/M018/20
PLANNING
CONSENT
GRANTED

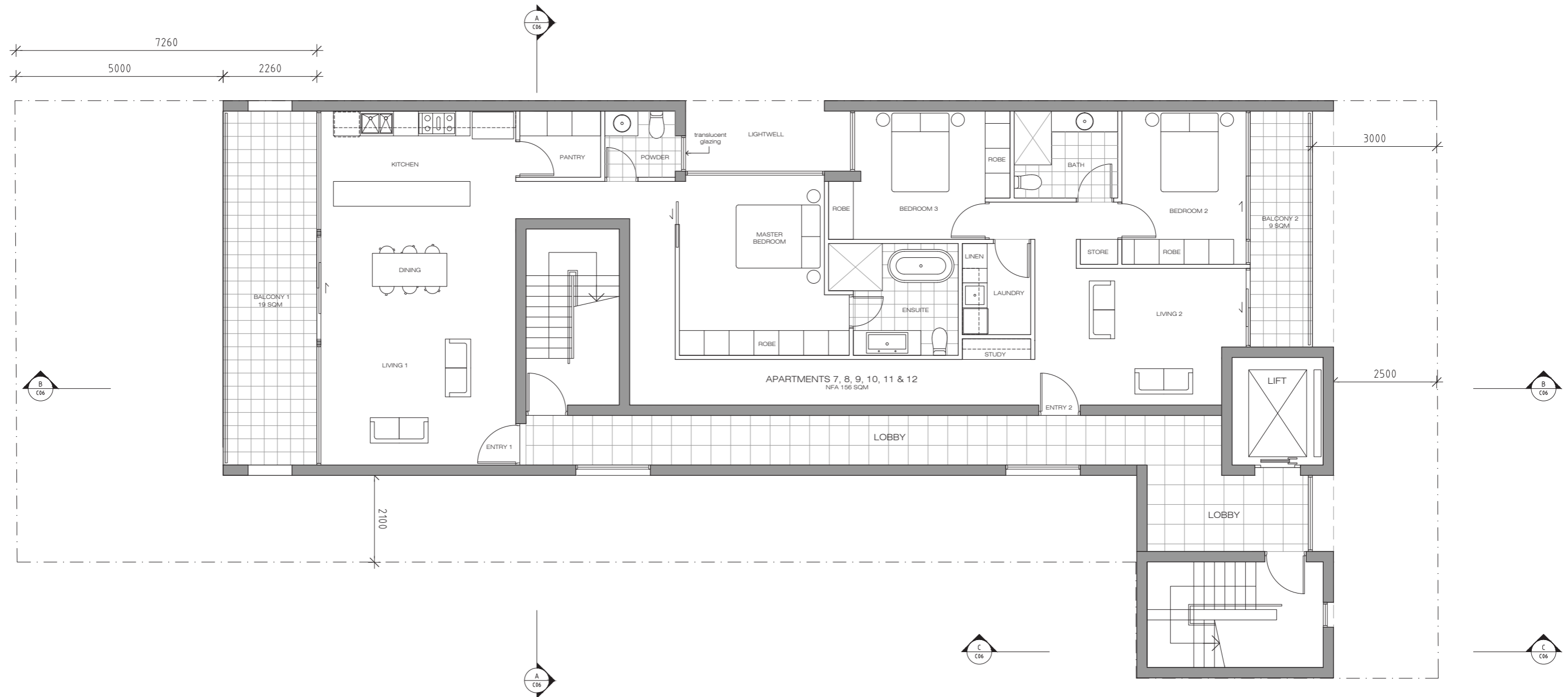
Design Response: Plans

Floor Plans - Level 5 - 10

1:100 @ A3

AREAS

LIVING	156 m2
BALCONIES	28 m2
STORAGE	
STORAGE CAGE	3.65 m3
BATHS	2.03 m3
LAUNDRY	2.47 m3
STORE	1.46 m3
PANTRY	3.73 m3
STUDY	0.41 m3
TOTAL	13.75 m3



Level 5 - 10

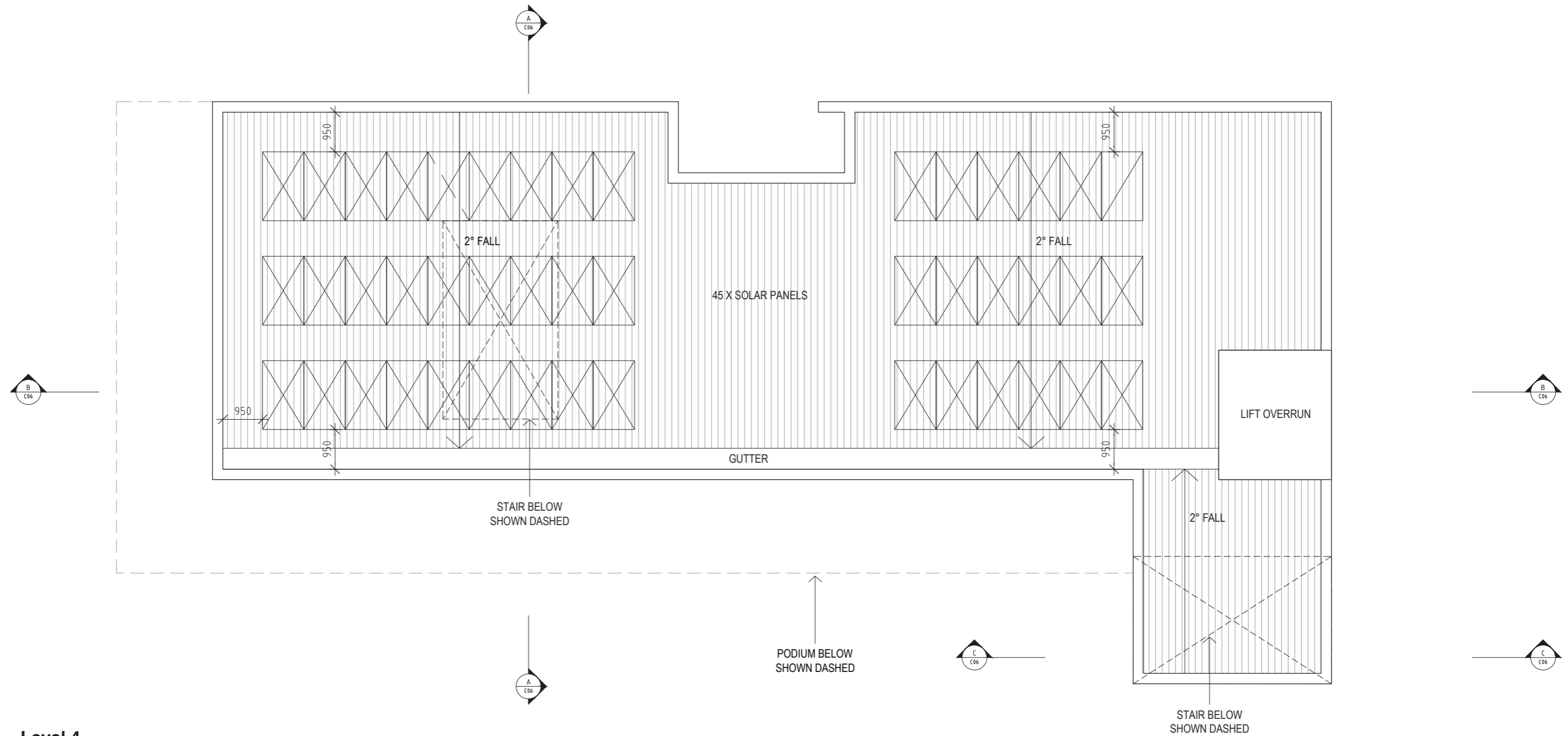


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GRANTED

Design Response: Plans

Roof Plan

1:100 @ A3

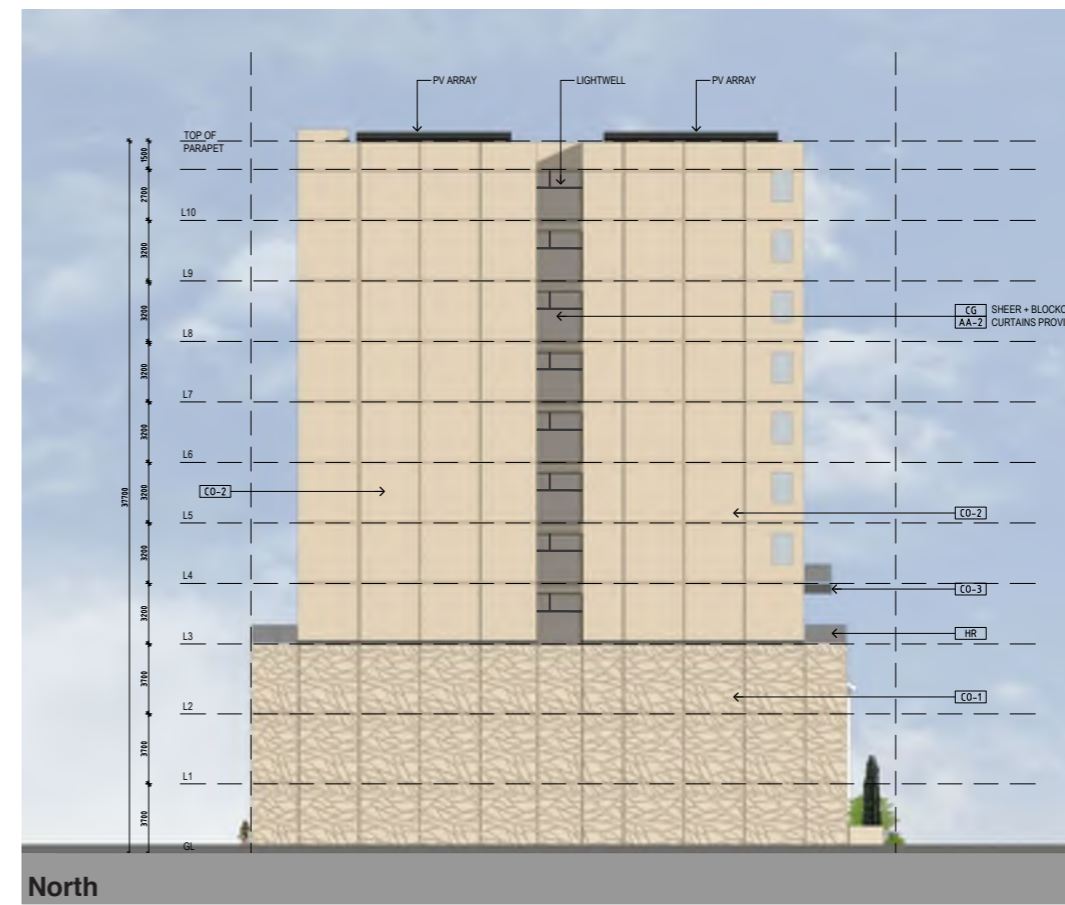
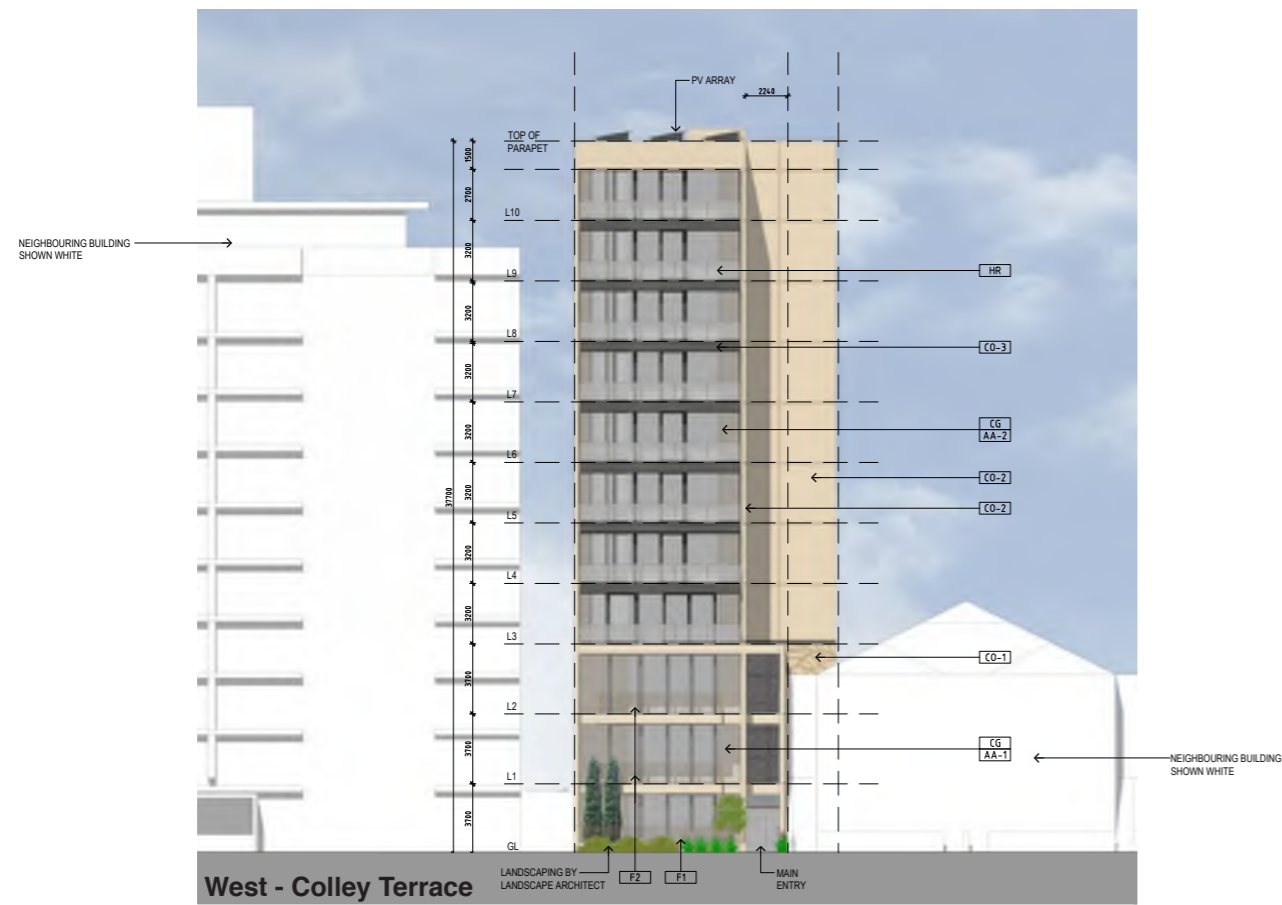


Level 4

Design Response: Plans

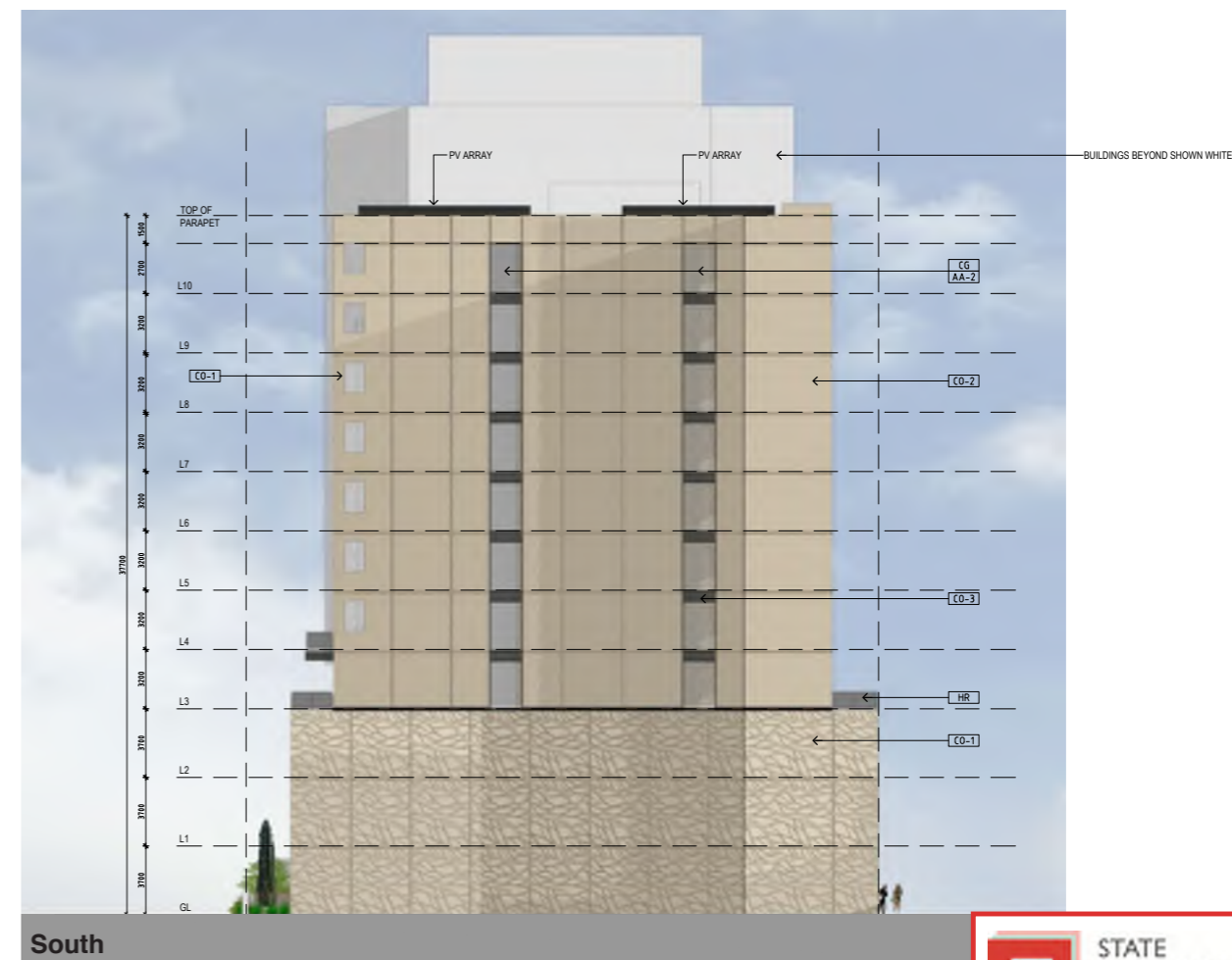
Elevations

1:200 @ A3



MATERIAL LEGEND

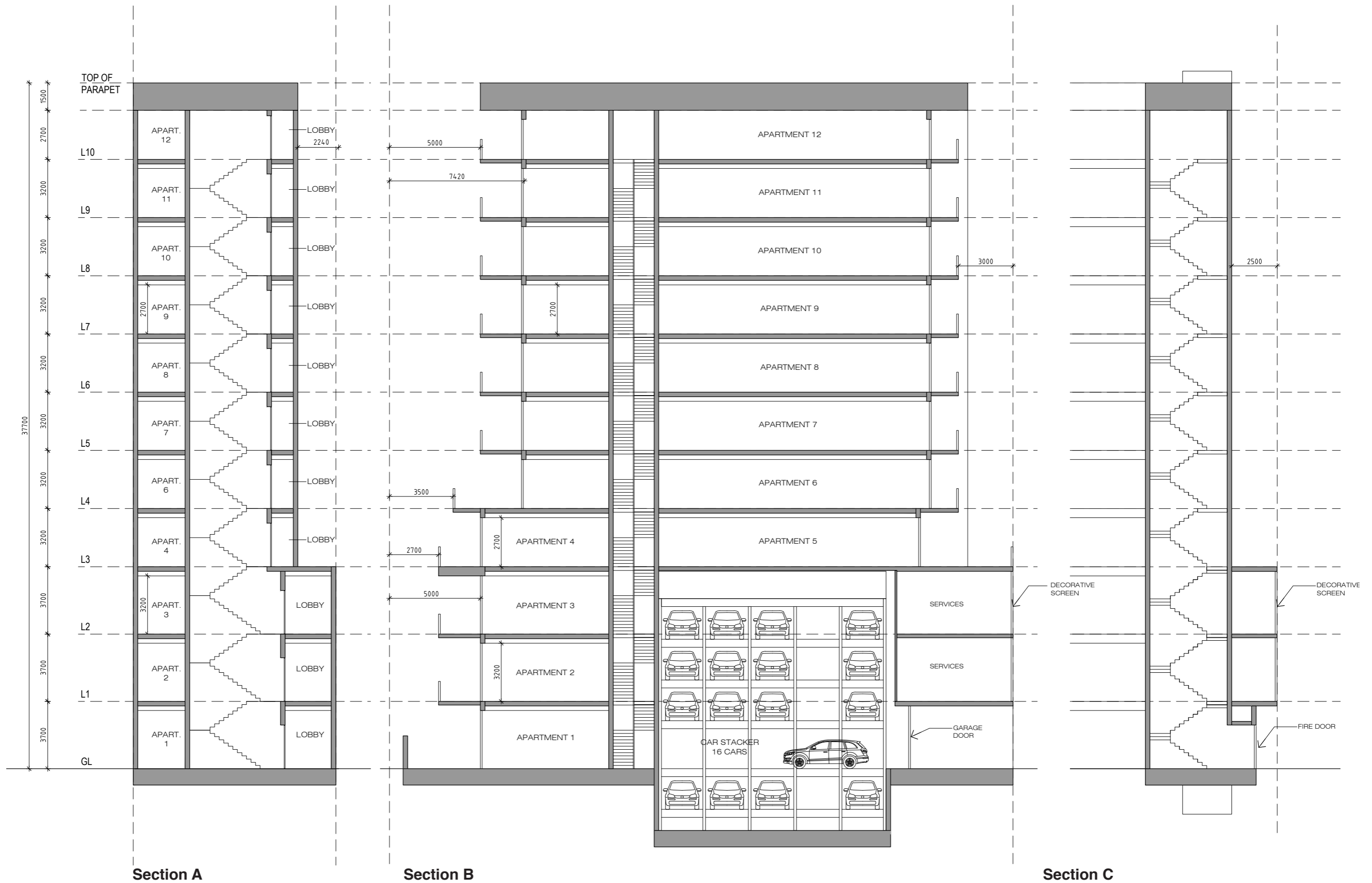
- [CO-1] CONCRETE FINISH - TYPE 1 - SAND COLOURED OFF-FORM CONCRETE WITH CUSTOM PATTERN
- [CO-2] CONCRETE FINISH - TYPE 2 - SAND COLOURED SANDBLASTED CONCRETE
- [CO-3] CONCRETE FINISH - TYPE 3 - CHARCOAL COLOURED OFF-FORM CONCRETE
- [AA-1] NATURAL ANODISED WINDOW & DOOR FRAMING
- [AA-2] BLACK ANODISED WINDOW & DOOR FRAMING
- [CG] CLEAR GLAZING
- [HR] NATURAL ANODISED ALUMINIUM FRAMED CLEAR GLAZED BALUSTRADE
- [PC-1] POWDER COATED LASER-CUT SCREEN - BRONZE
- [PC-2] POWDER COATED ROLLER DOOR - CHARCOAL
- [PC-3] POWDER COATED ALUMINIUM PANEL - BRONZE
- [F1] 600H MASONRY WALL WITH 900H AUSTRALIAN HARDWOOD TIMBER SLAT FENCE (1500H TOTAL)
- [F2] AUSTRALIAN HARDWOOD TIMBER SLAT BALUSTRADE



Design Response: Plans

Sections

1:200 @ A3



Section A

Section B

Section C

Design Response: Visualisations

Colley Terrace - Looking East

The below visualisations shows the proposed development.



Design Response: Visualisations

Streetview - Colley Terrace - Looking East

The below visualisation shows the proposed development within its context.



Design Response: Studies

Streetviews - Colley Terrace

The below visualisations show the form of the proposed development from a streetview perspective. The architectural expression of the building responds to the nature of the site and the surrounding built form. The building has been designed with two elements in mind - 'podium' & 'tower'.

The podium has been designed to respond to neighbouring building heights and form, and to fit the streetscape at a human scale. An additional visual setback and vertical elements have been provided to the Colley Terrace frontage to reduce massing and add visual interest.

Balconies at the upper levels are recessive to provide protection from wind exposure and to minimise the bulk of the upper levels. Horizontal and vertical elements have been considered to be balanced while the outer 'skin' of the built elements provides an expression of framing to the building.



Looking North



Looking South-East

Design Response: Studies

Streetviews - Durham Street

The below visualisations show the form of the proposed development from a streetview perspective. The architectural expression of the building responds to the nature of the site and the surrounding built form. The building has been designed with two elements in mind - 'podium' & 'tower'.

The podium has been designed to respond to neighbouring building heights and form, and to fit the streetscape at a human scale.

Balconies at the upper levels are recessive to provide protection from wind exposure and to minimise the bulk of the upper levels. Horizontal and vertical elements have been considered to be balanced while the outer 'skin' of the built elements provides an expression of framing to the building.



Looking North-West



Looking South-West

Design Response: Studies

Podium

The Colley Terrace podium has been designed to respond to neighbouring building heights and form and to fit the streetscape at a human scale. The proposal includes a residential lobby at ground floor which will be accessible for all residents. The Colley Terrace entrance will feature a greenwall of three storeys in height. The greenwall will contribute to the visual amenity and greening of the public realm. The street interface at Colley Terrace is designed to be domestic in nature with the incorporation of elements of a human scale. Landscape elements soften this interface and activate the frontage.



Looking East



Looking North-East



Looking South-East

Design Response: Studies

Podium

The Durham Street podium is designed to sit comfortably with the more domestic scale of this street. The podium is 3 storeys high and responds to the residences on the opposite side of the street. Detailed screening has been introduced to give visual interest to the podium level and relates to a residential scale. An entry portal is provided to incorporate elements of a human scale and provides separation between the pedestrian entry and the waste zones.



Looking West



Looking North-West



Looking South-West

Design Response: Studies

Entrance & Interface

The below visualisations shows the entrances and street interface from Colley Terrace and Durham Street from the footpath at eye-level.



Colley Terrace Entry - Pedestrian Eye-Level



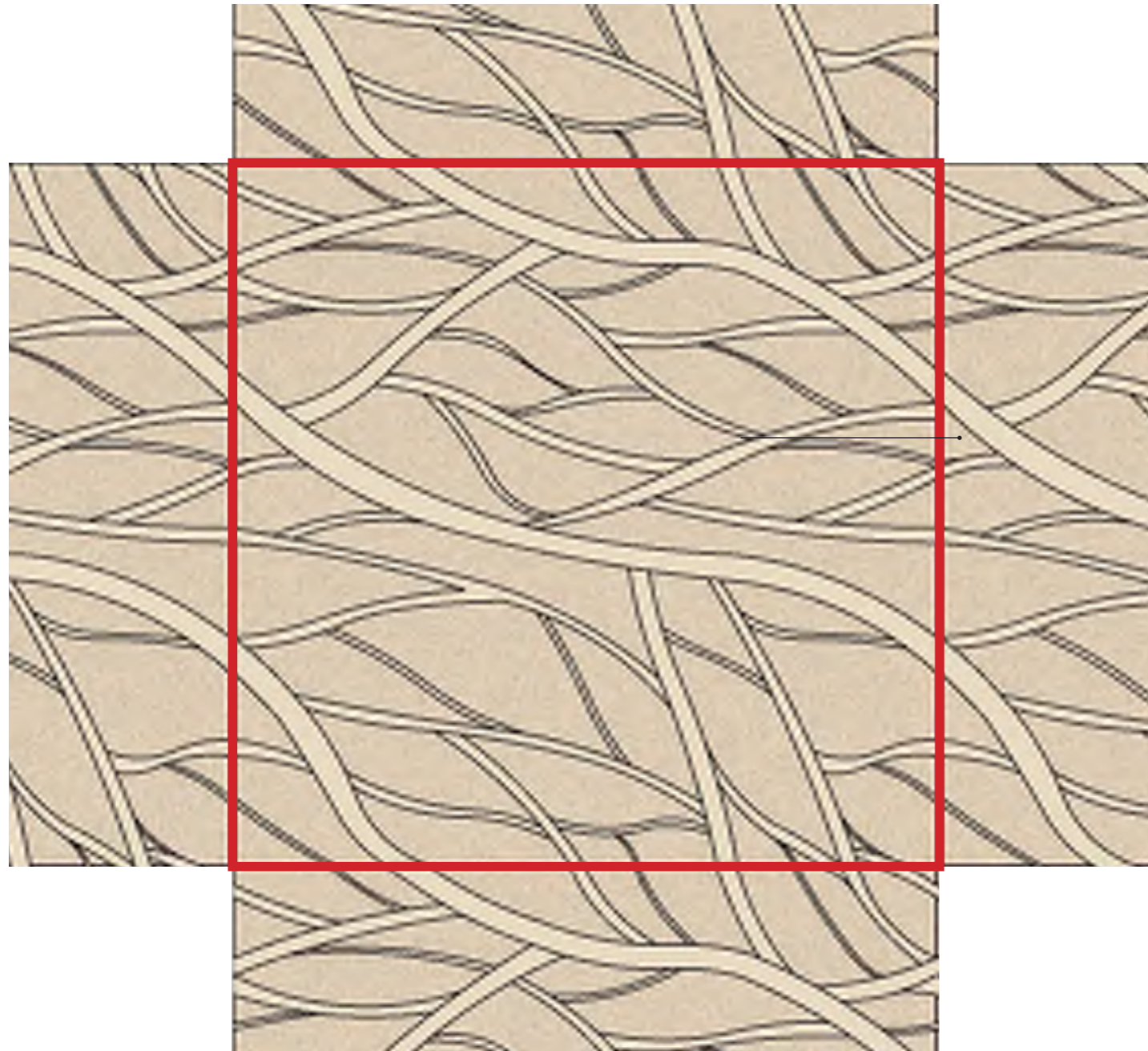
Durham Street Entry - Pedestrian Eye-Level

Design Response: Studies

Custom Facade Pattern

A repeating pattern has been developed for the podium facade pattern. The pattern is designed to reference the green wall and be organic in nature as a counterpoint to the rectilinear form of the building.

Not to Scale



Facade Patterning

Developing the facade pattern for the concrete podium walls gives consideration to aesthetics, constructability, cost, response to the surrounding context.

The application of pattern is focused on facade areas that are best perceived from a pedestrian street perspective and add visual interest to the street. The upper tower walls are a high quality architectural concrete with a sandblasted finish to add texture and interest to the upper walls.

Elevations show the areas of the facade envisioned for pattern and texture to be applied.

Not to Scale

Sandblasted finish,
pre-coloured concrete

Patterned, pre-coloured
concrete with custom
pattern



South Elevation

West Elevation

Sandblasted finish,
pre-coloured concrete

Patterned, pre-coloured
concrete with custom
pattern



North Elevation

East Elevation

Design Response: Studies

Facade Patterning - Perspectives

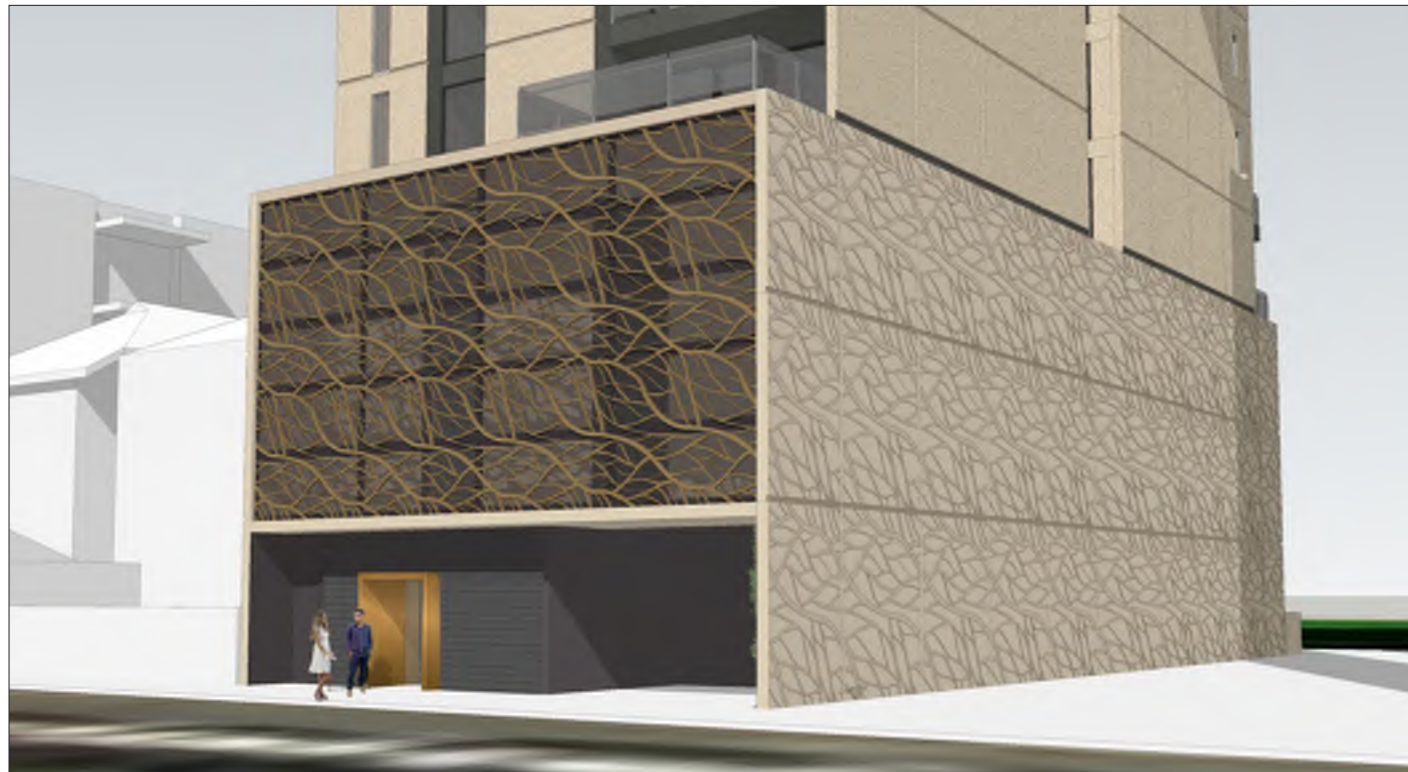
The below perspectives show the facade pattering for the proposed development.



Colley Terrace- Looking North-East



Colley Terrace - Looking South-East



Durham Street - Looking South-West



Durham Street - Looking North-West

Design Response: Materials

External Finishes & Textures

Details of external materials and finishes to be used on proposed building; Coastal and contemporary, exterior material choices focus on durability.

Materials shown are indicative only.

Concrete - Sandblasted - Sand - Bianco Mix H301D5



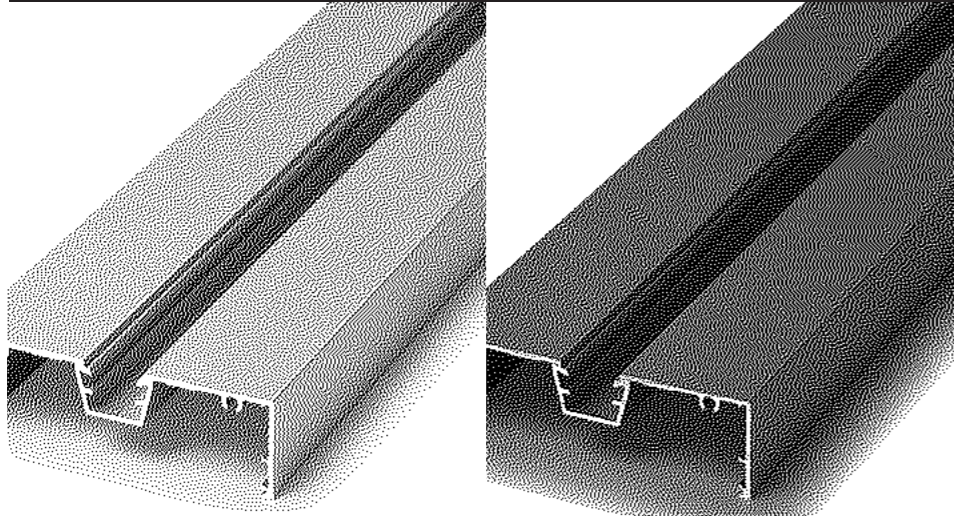
Concrete - Off form with Pattern - Sand - Bianco Mix H301D5



Concrete - Off-form with Acid Etched Finish - Charcoal - Bianco Mix H106BS10



Aluminium Window & Door Frames - Anodised



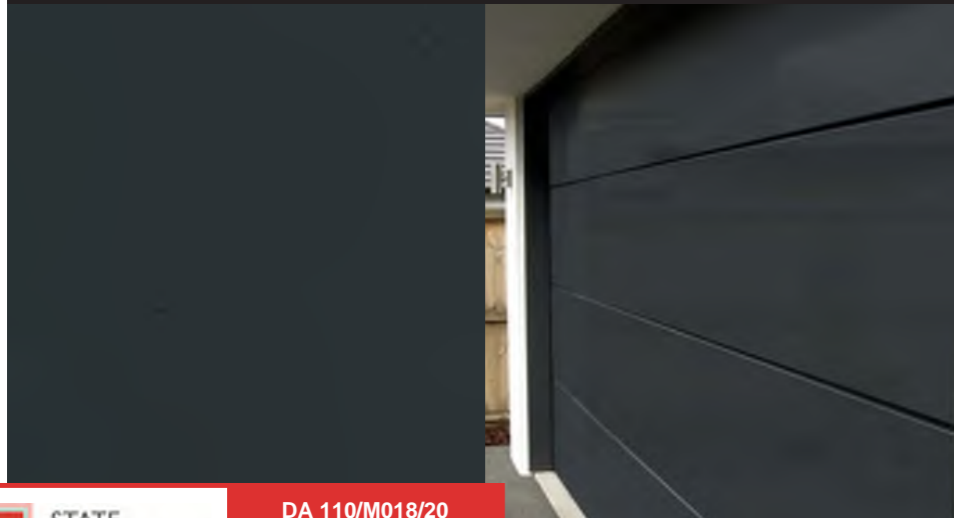
Glass - Clear



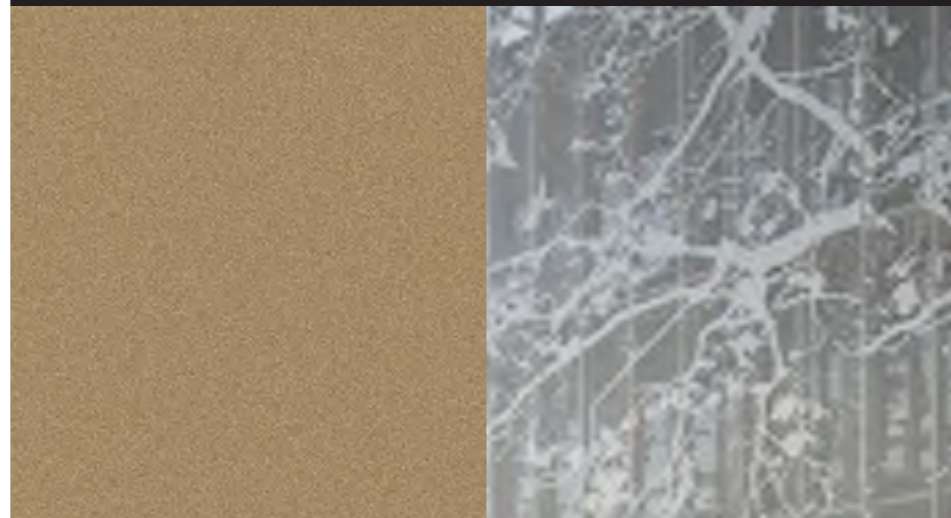
Cantilevered Balustrade - Glazed with Natural Anodised Frames



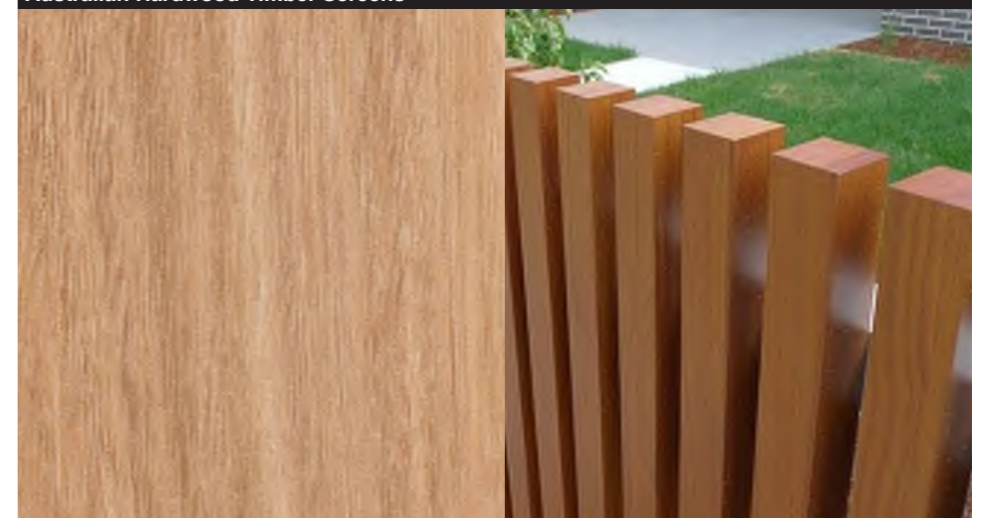
Roller Doors - Powdercoat Dark



Laser-cut Screen - Powdercoat Bronze-look



Australian Hardwood Timber Screens



Design Response: Materials

Physical Materials Board

A physical materials board showing samples accompanies this submission.

22 Colley Terrace External Finishes

Materials Details of external materials and finishes to be used on proposed building(s)



Material List

1. Concrete Type 01
2. Concrete Type 02
3. Concrete Type 03
4. Anodised Finish Type 01
5. Anodised Finish Type 02
6. Glass Type 01
7. Hardwood Timber Slat Type 1
8. Powdercoat Type 01
9. Powdercoat Type 02

Materials shown are indicative only

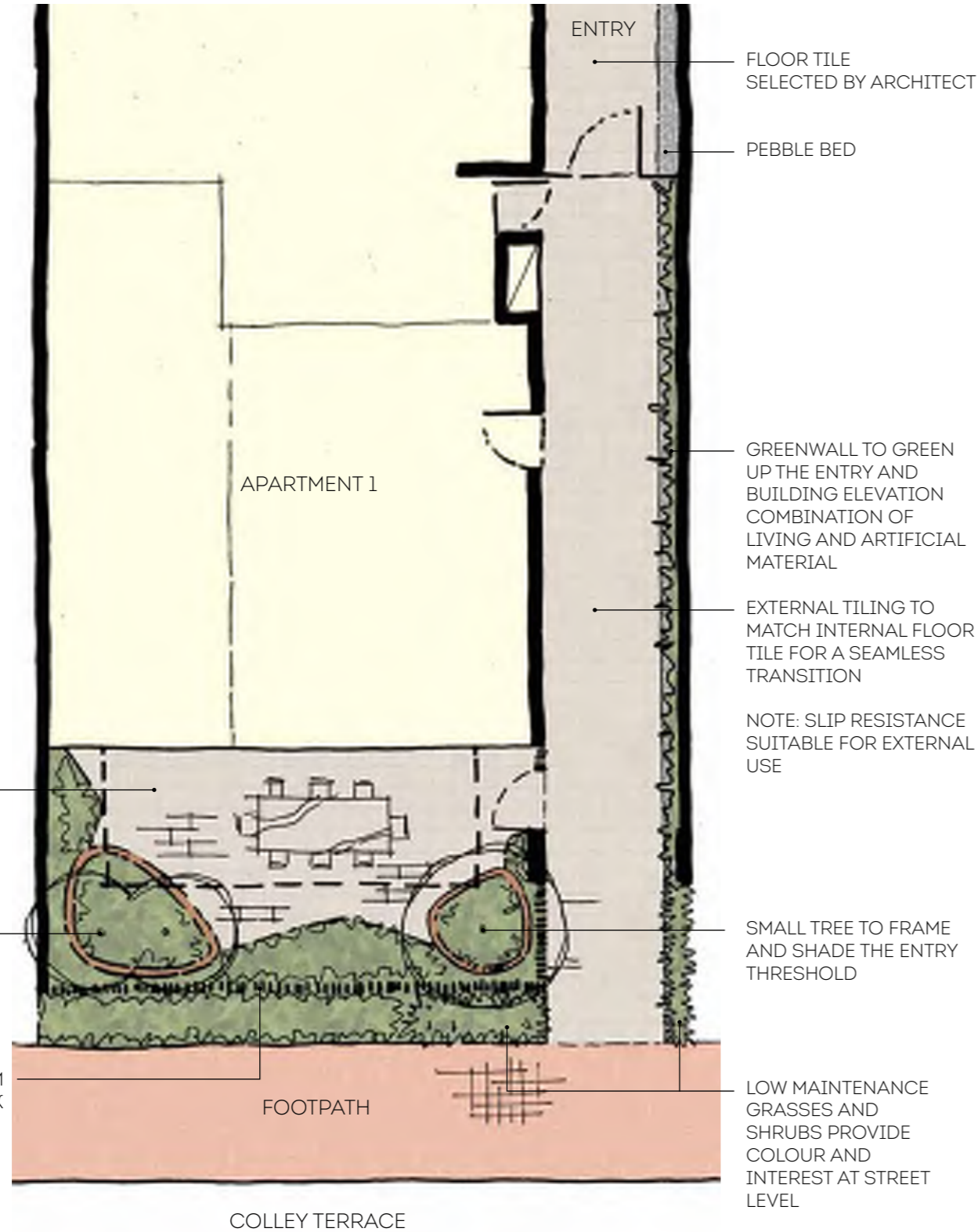
tectvs

Design Response: Materials

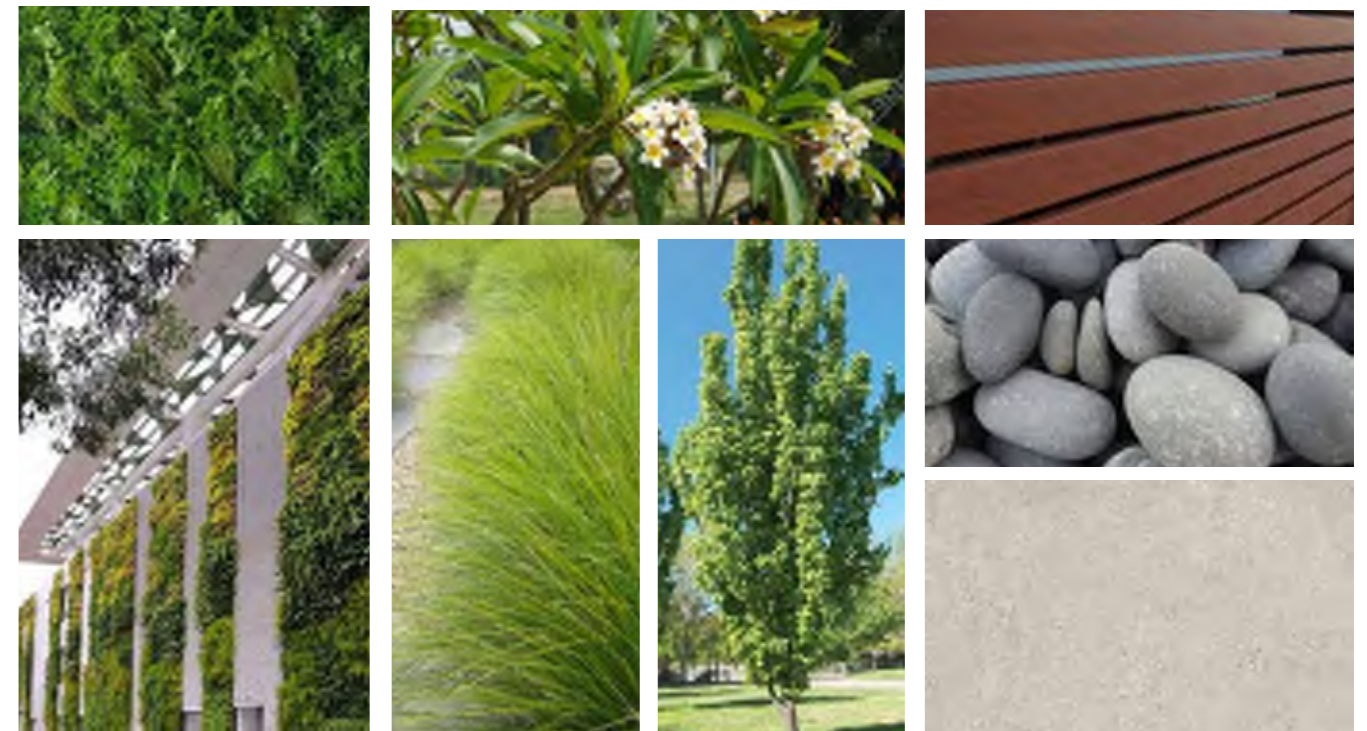
Interior Finishes & Textures - Lobby

Understated materials are proposed to reflect the simplicity of the exterior palette. Location and nature inspire the materiality selected to create a sense of grandeur, warmth and serenity to the buildings entrance.

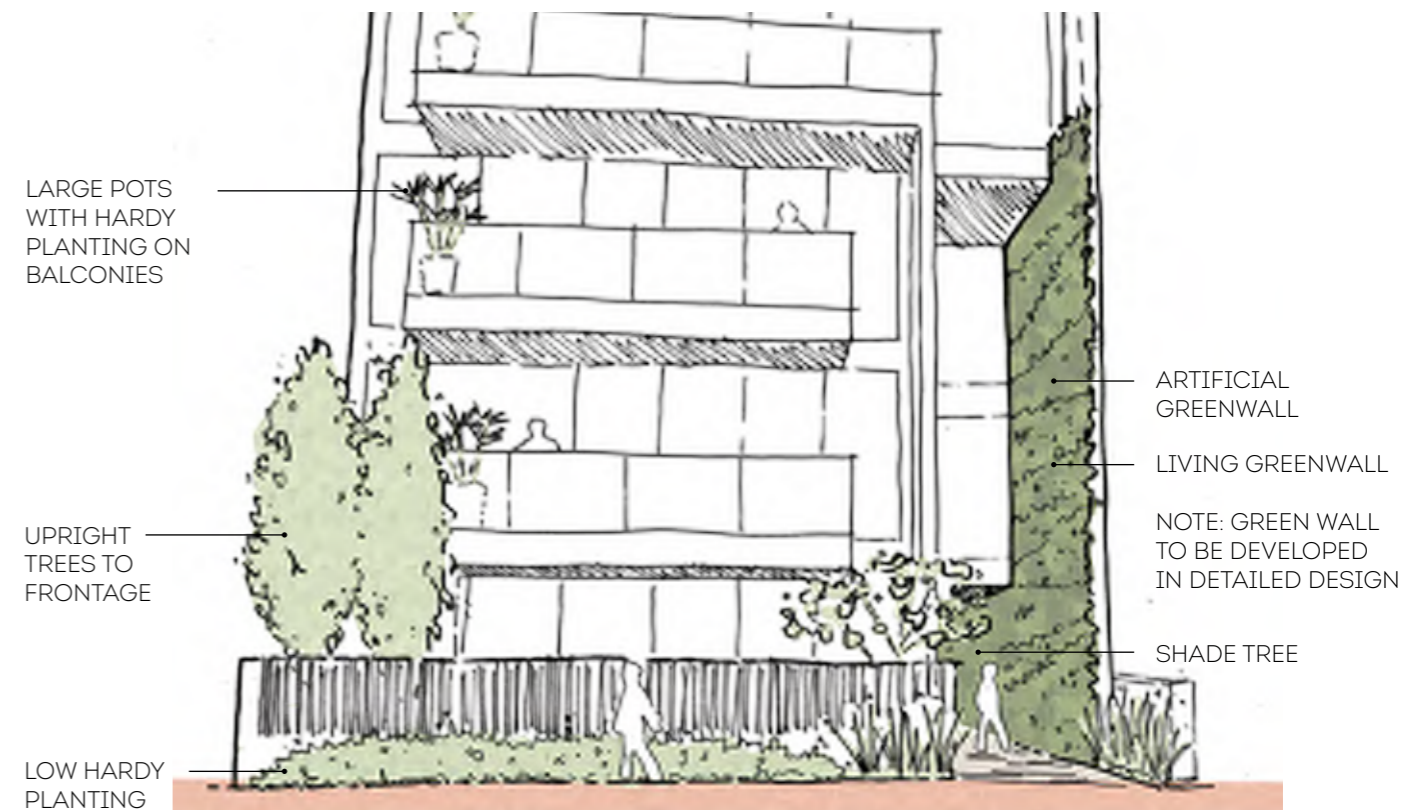




SKETCH DESIGN - GROUND LEVEL
SCALE 1:100 AT A3



PRECEDENT IMAGES

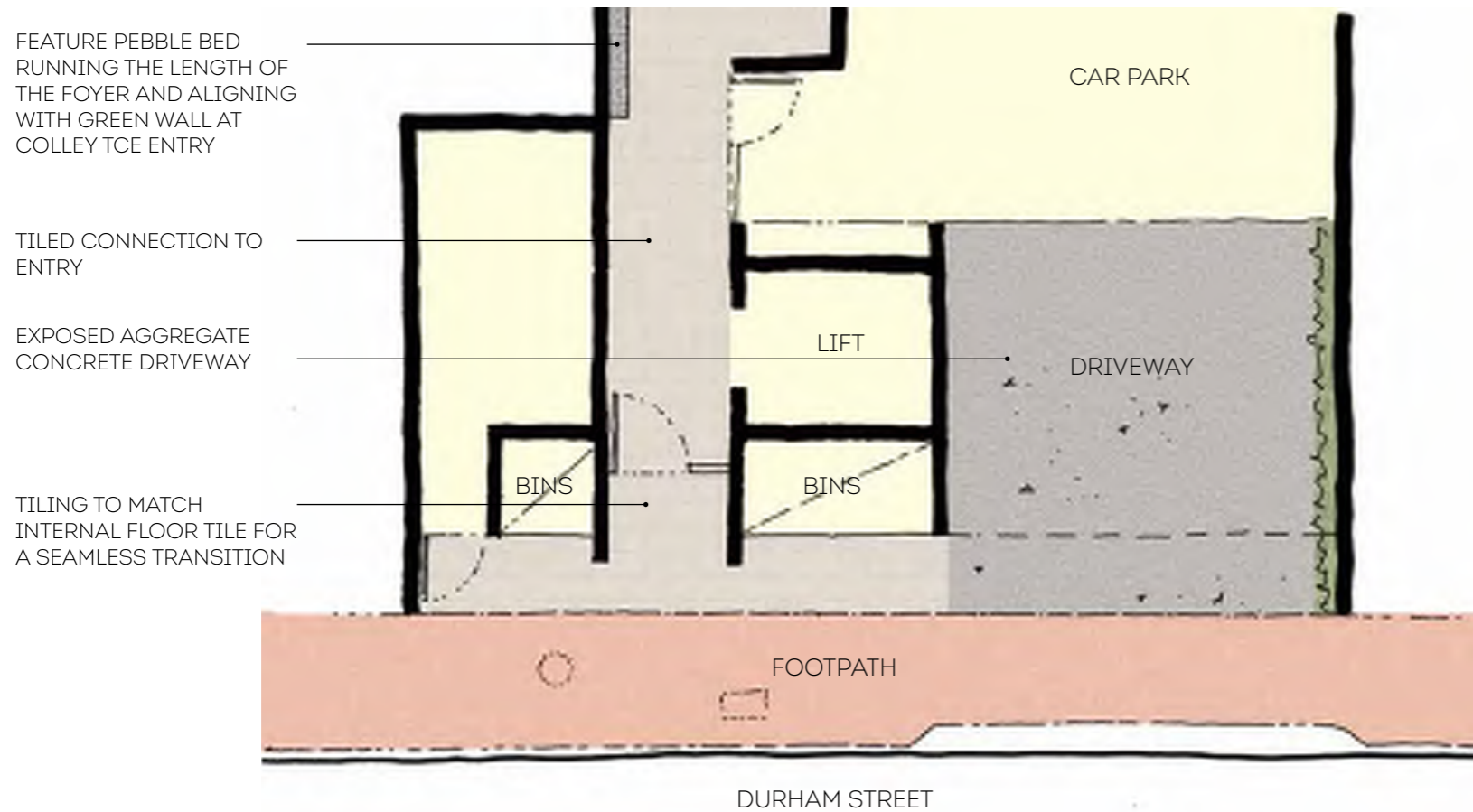


SKETCH DESIGN - COLLEY TERRACE PERSPECTIVE
NOT TO SCALE

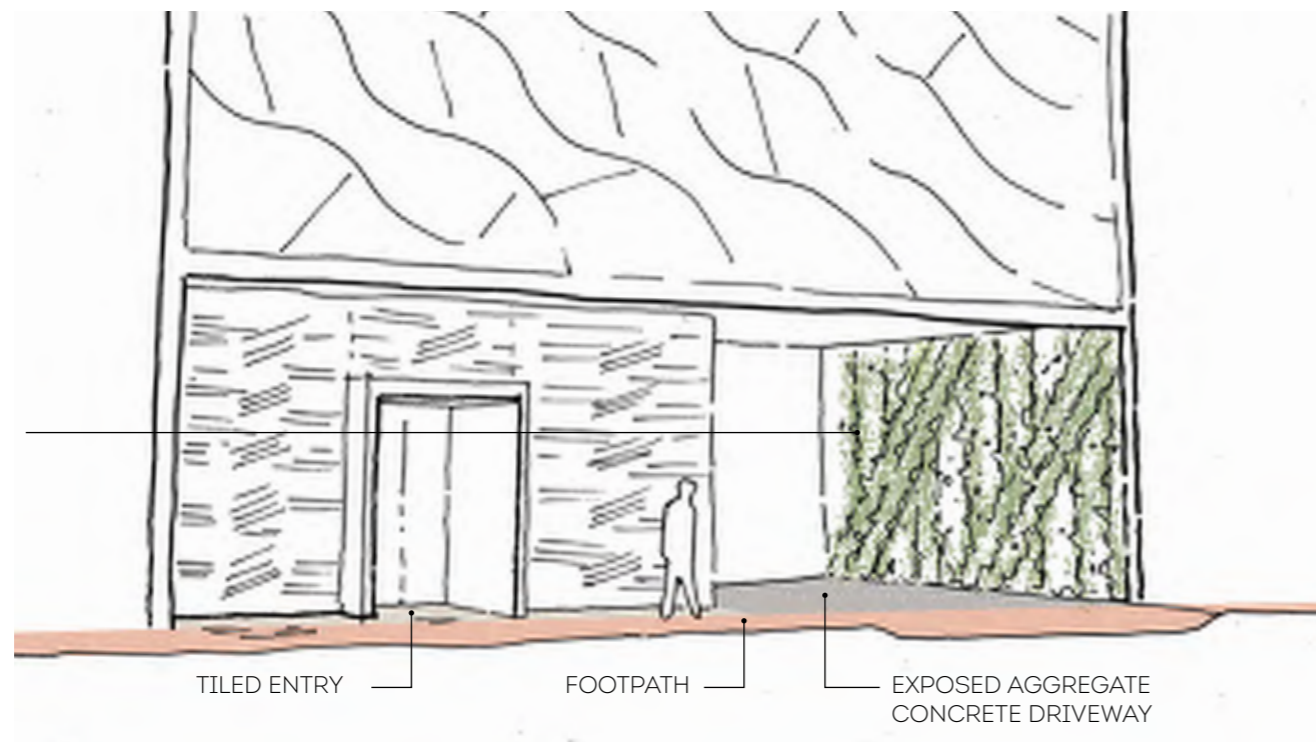


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SKETCH DESIGN - DURHAM STREET ENTRY
SCALE 1:100 AT A3



STAINLESS STEEL WIRE TRELLIS ON WALL WITH HARDY CLIMING PLANTS

SKETCH DESIGN - DURHAM ST PERSPECTIVE
NOT TO SCALE

PLANTING SCHEDULE

(Colley Tce & Durham St)

SPECIES	COMMON NAME	POT SIZE	INDICATIVE SIZE (Height x Width)
GRASSES			
Dianella brevicaulis	Flax-lily	140mm	500mm x 800mm
Lomandra 'Tanika'	Mat-rush	140mm	600mm x 600mm
SHRUBS			
Artemisia 'Powis Castle'	Wormwood	140mm	600mm x 900mm
Rhaphiolepis 'Oriental Pearl'	Indian Hawthorn	140mm	600mm x 600mm
CLIMBERS			
Hibbertia scandens	Snake Vine	140mm	4m x 300mm
TREES			
Plumeria rubra	Frangipani	45L	6m x 5m
Pyrus calleryana 'Chanticleer'	Ornamental Pear tree	200L	5m x 3m

Note:
Planting palette for green wall to be developed in detailed design
Trees will be approximately 1500mm in height at time of planting. Variation is expected & dependant on availability.

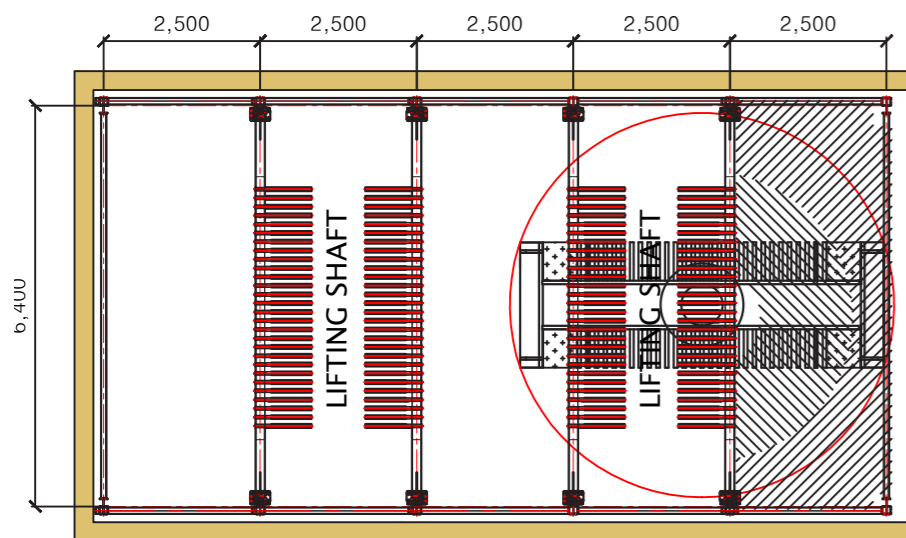
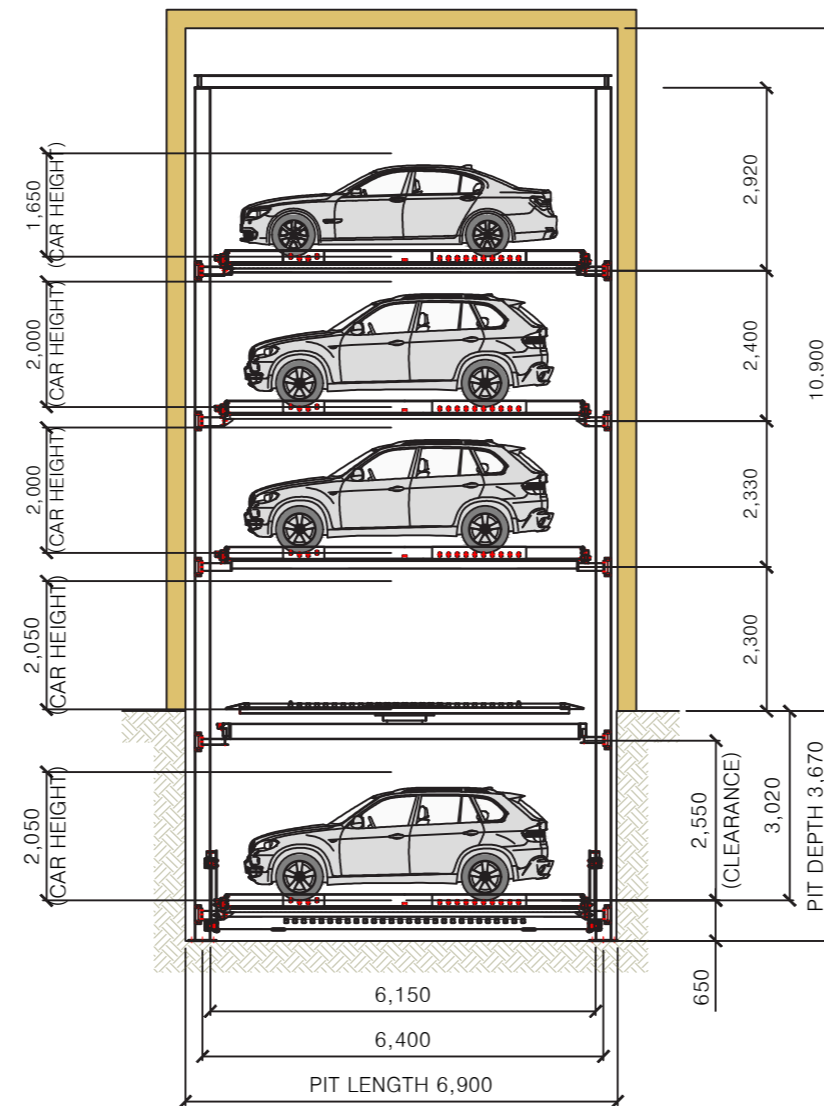
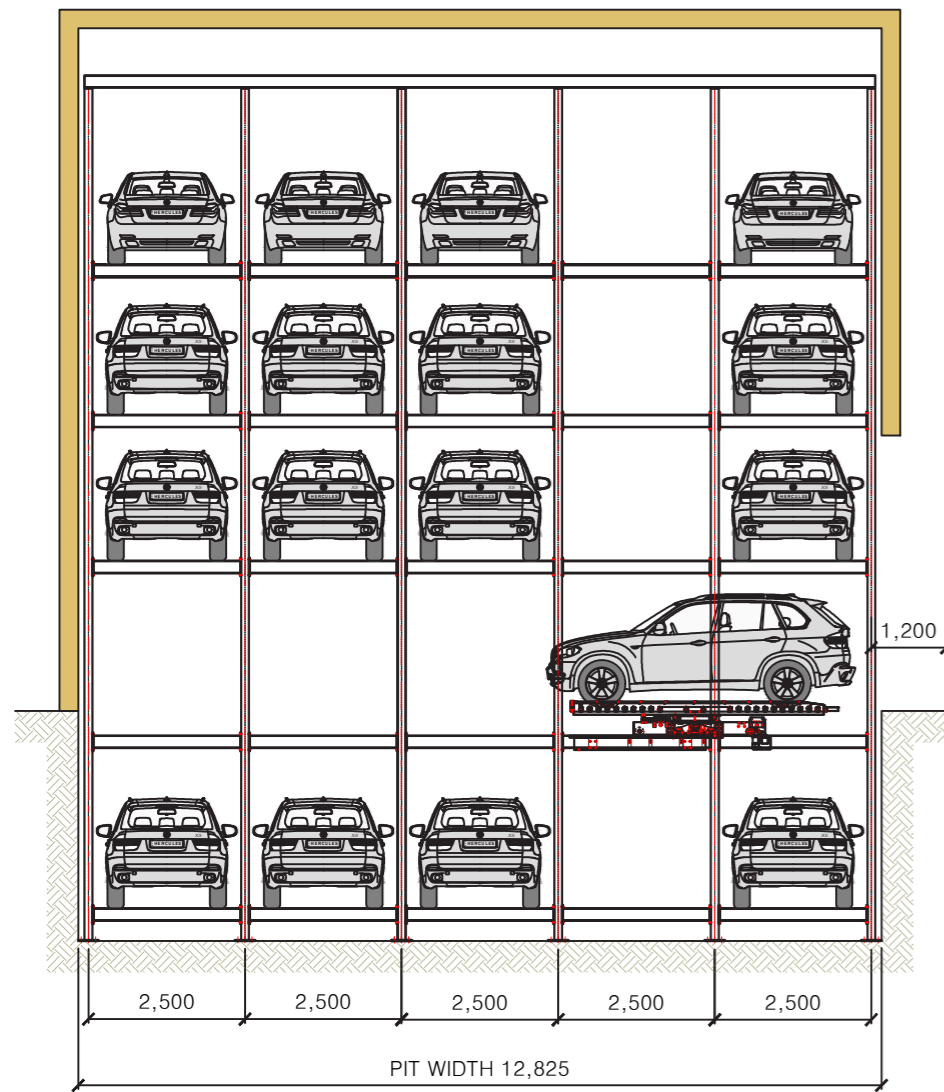


PRECEDENT IMAGES

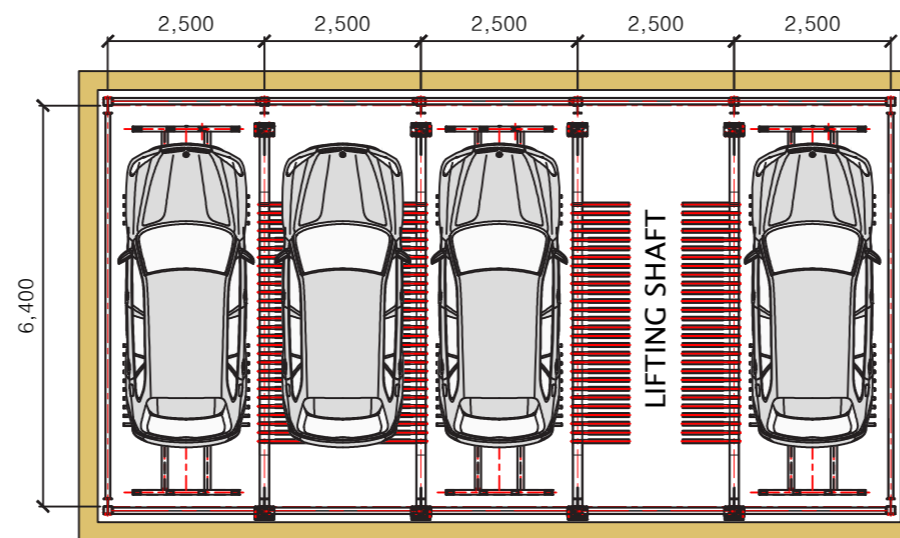


LCS LANDSCAPES

Technical Information: Carparking



Ground Floor



Other Floor

Carstacker

Given the constraints of the site, carparking is provided by use of carstackers. The system allows for 16 spaces with a turntable allowing for cars to enter and exit in a forward direction.

Refer to Architectural Drawings for correct heights and dimensions.

Not to Scale.

SPECIFICATIONS		
DRIVE MODE	HYDRAULIC	
CAR SIZE (L x W x H)	SUV ≤ 5300×1900×2050 SUV ≤ 5300×1900×2000 SEDAN ≤ 5300×1900×1650	
CAR WEIGHT (kg)	≤2350	
POWER	LIFT (kW)	7.5kW + 7.5kW
	SLIDE (kW)	0.2
	TURN (kW)	2.2
	CARRY (kW)	1.5
DRIVE MODE	LIFT	HYDRAULIC + WIRE ROPE
	SLIDE	MOTOR + CHAIN
SPEED	LIFT (m/min)	10-15
	SLIDE (m/min)	9.5
	TURN (r/min)	3.08
	CARRY (m/min)	30
ACCESS MODE	FORWARD IN, FORWARD OUT	
OPERATION MODE	IC CAR/ TOUCH SCREEN	
POWER SOURCE (AC)	3 Ø, 5 WIRE 380V / 50 Hz	

MODEL	DIAGRAM	LEVEL	CAR TYPE	CAR SIZE	TOTAL SPACES
PCS		-1	SUV	≤ 5300×1900×2050	4
PCS		2~3	SUV	≤ 5300×1900×2000	8
PCS		4	SEDAN	≤ 5300×1900×1650	4
TOTAL					16

Note:

- This plan is designed for standard hydraulic puzzle mechanical parking system -1+4 total 16 car spaces.
- Electricity, total 150kW, the buyer should prepare cables of 3 phases 5 wires to all control boxes, and at least 2m free cable prepared.
- All constructive structures related with this parking area, such as width of car path road, entrances, should meet local supervision of safety, firing; all ventilation, firing, lightning, foundation requirements should meet local government standard.
- This parking dimensions meet national standard, width ≥ car width+500 height ≥ 1600mm/level(2100mm/ground level).
- Ground level of foundation difference should be within 10mm.
- This plan is standard design based on buyer's idea, car size and numbers should be based on real project site dimensions.
- Car road path should be minimum 6000mm
- This design is only for customer's reference, need further confirmation before signing contract.

Technical Information: Traffic

Car Movements

An assessment of car movements for entering and exiting the site has been undertaken by a traffic engineer.

Not to Scale

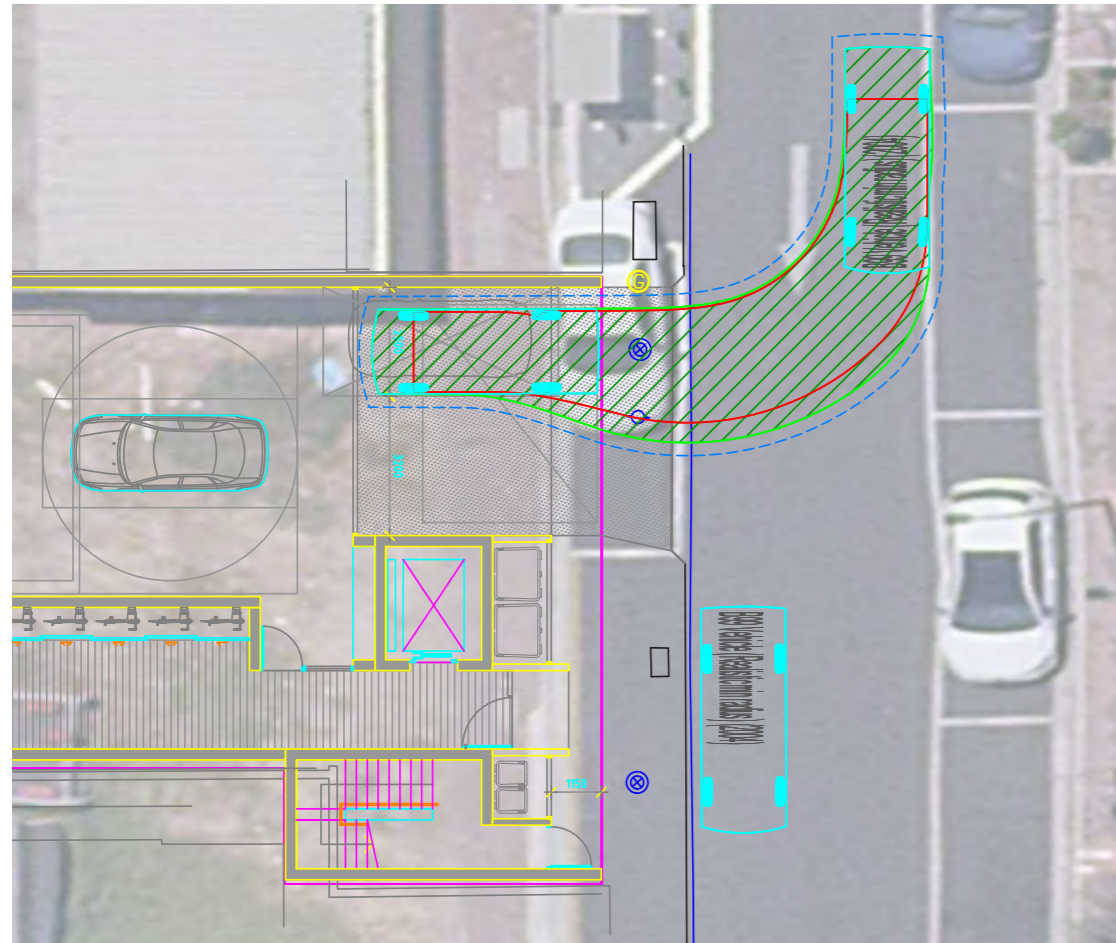


FIGURE 1 - B99 DESIGN VEHICLE WAITING BAY ENTRY MOVEMENT

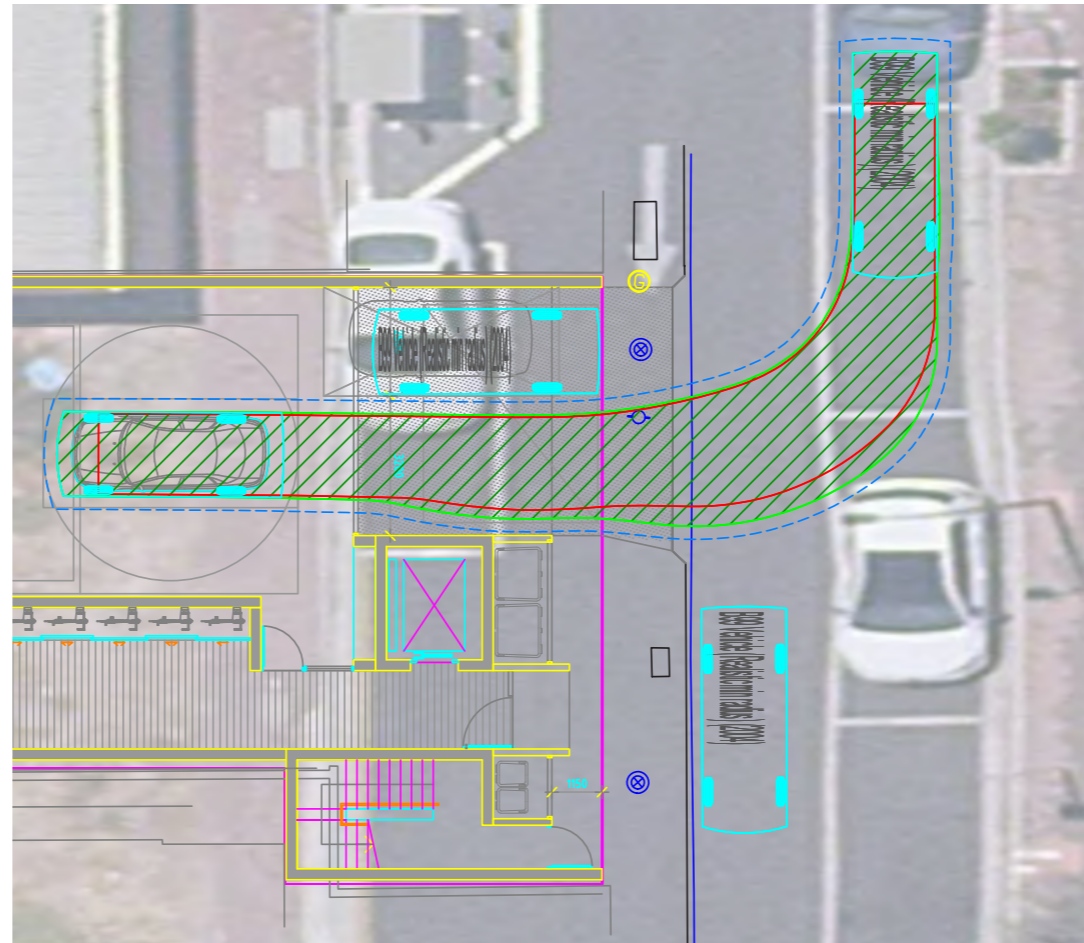


FIGURE 3 - B99 DESIGN VEHICLE STACKER SYSTEM TYPICAL ENTRY MOVEMENT

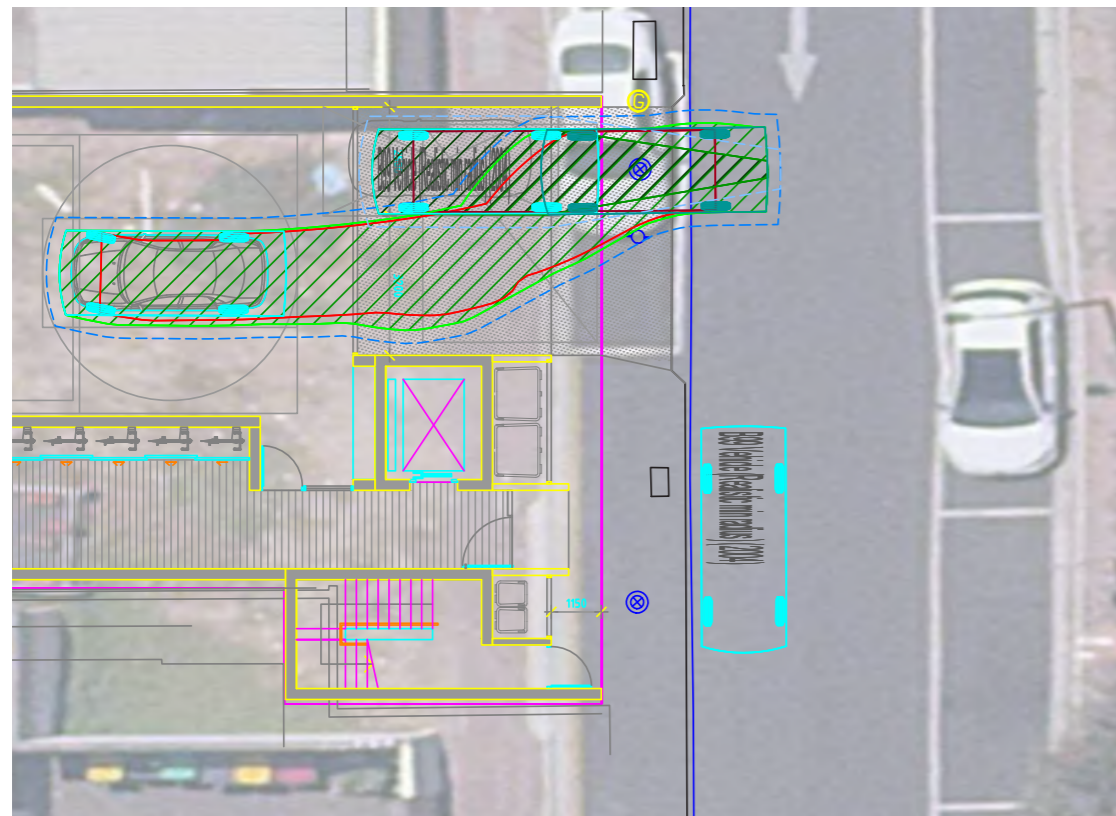


FIGURE 2 - B99 DESIGN VEHICLE STACKER SYSTEM ENTRY MOVEMENT FROM THE WAITING BAY

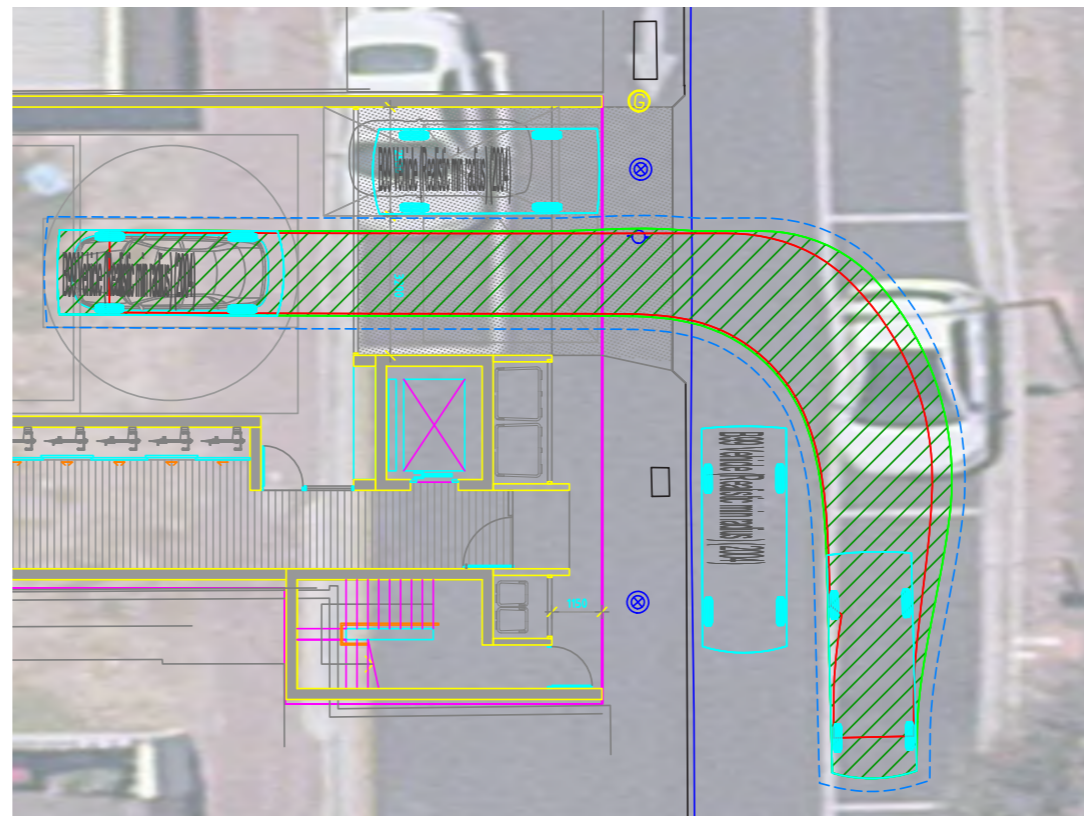


FIGURE 4 - B99 DESIGN VEHICLE STACKER SYSTEM EXIT MOVEMENT

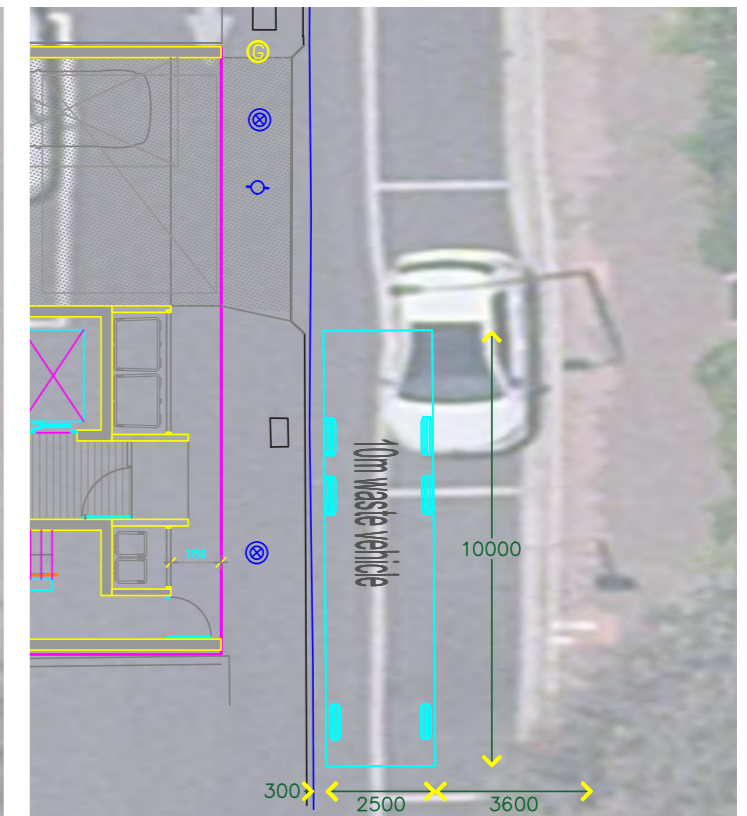


FIGURE 5 - WASTE COLLECTION VEHICLE LOCATION

Technical Information: Waste

Waste Management Report

Due to the constrained nature of the site, on-site collection is not considered to be reasonably convenient and instead, on-street collection from Durham Street can be undertaken with the waste collection vehicle parking temporarily within the length of the site's frontage. A waste management report has been undertaken.

Not to Scale

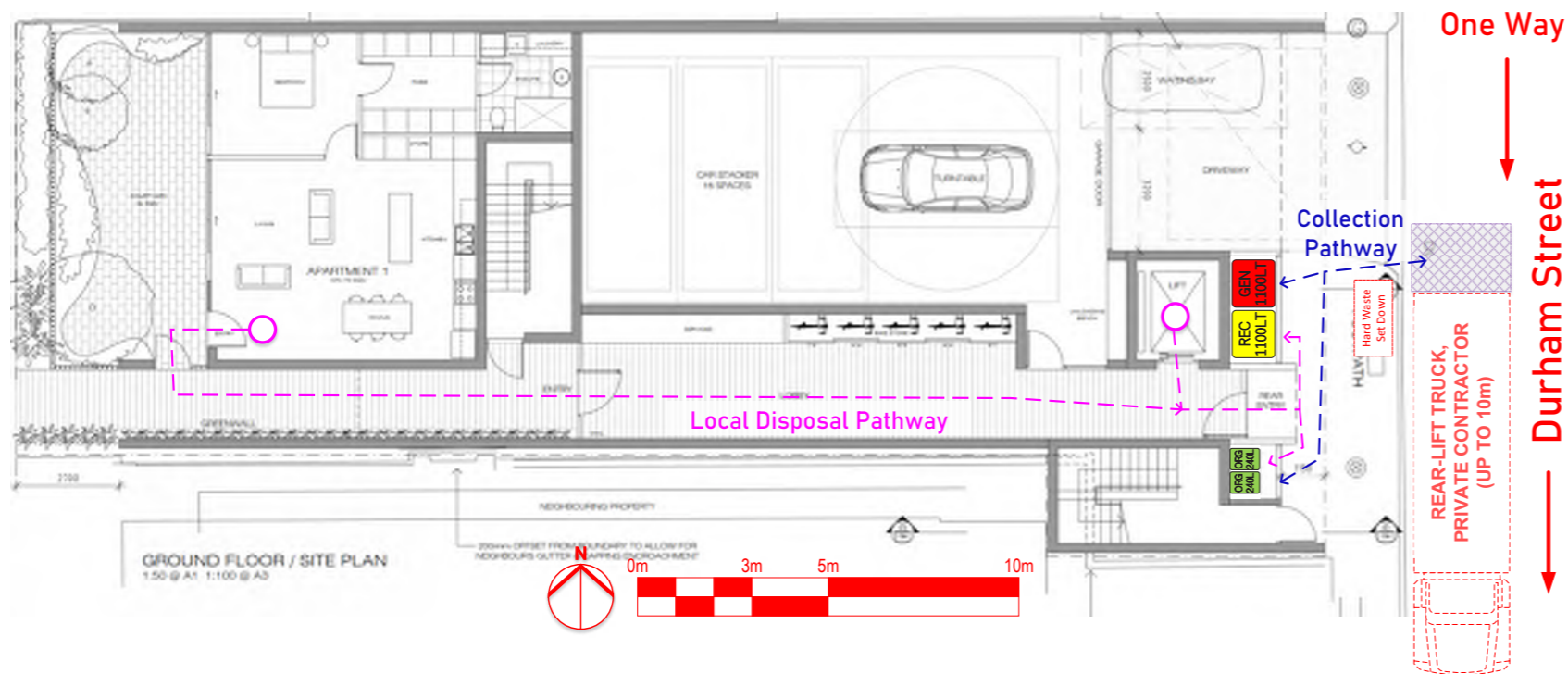


FIGURE 1 - WASTE COLLECTION PATHWAY - GROUND LEVEL

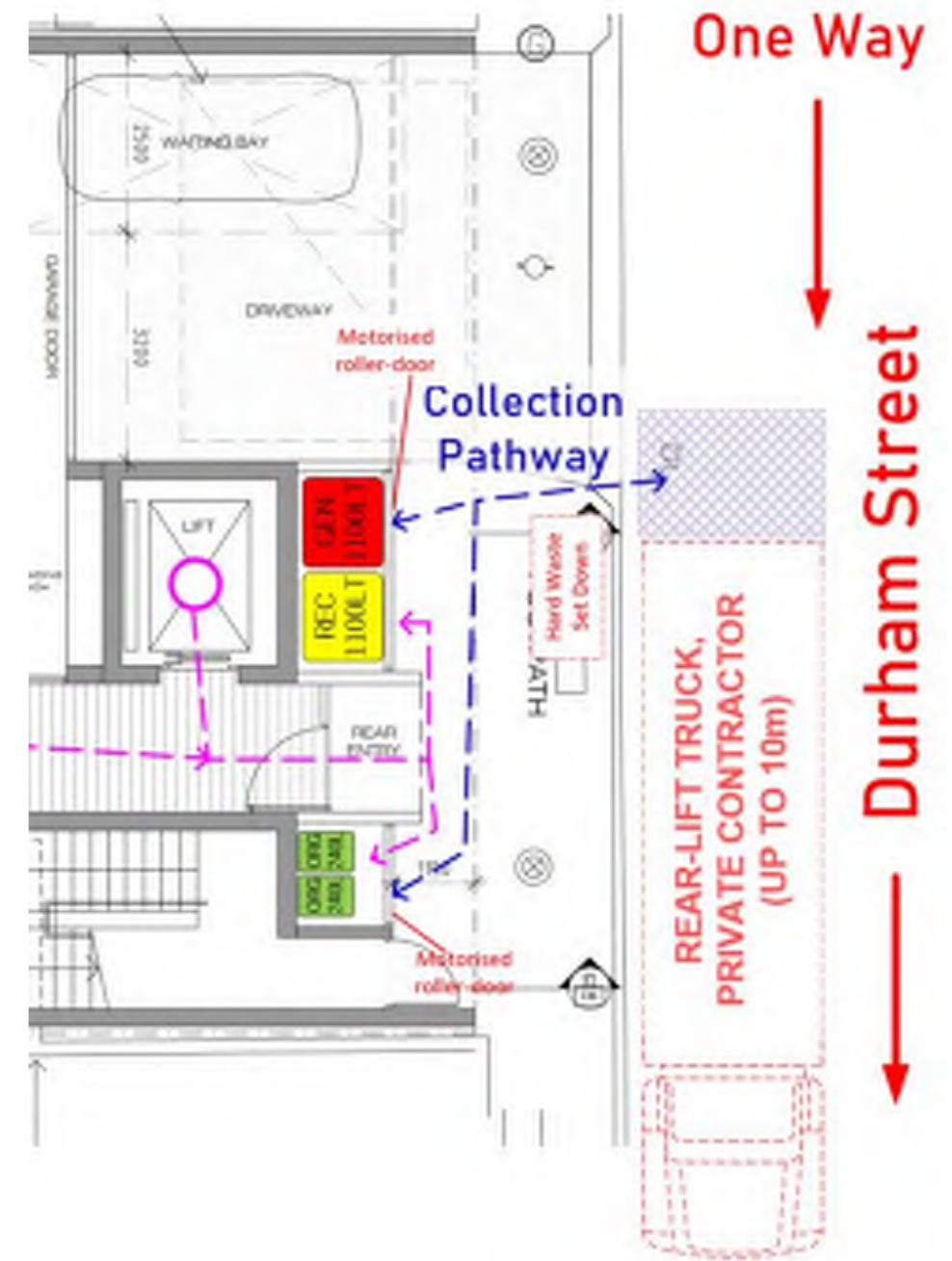


FIGURE 3 - WASTE COLLECTION PATHWAY - WASTER STORAGE AREA



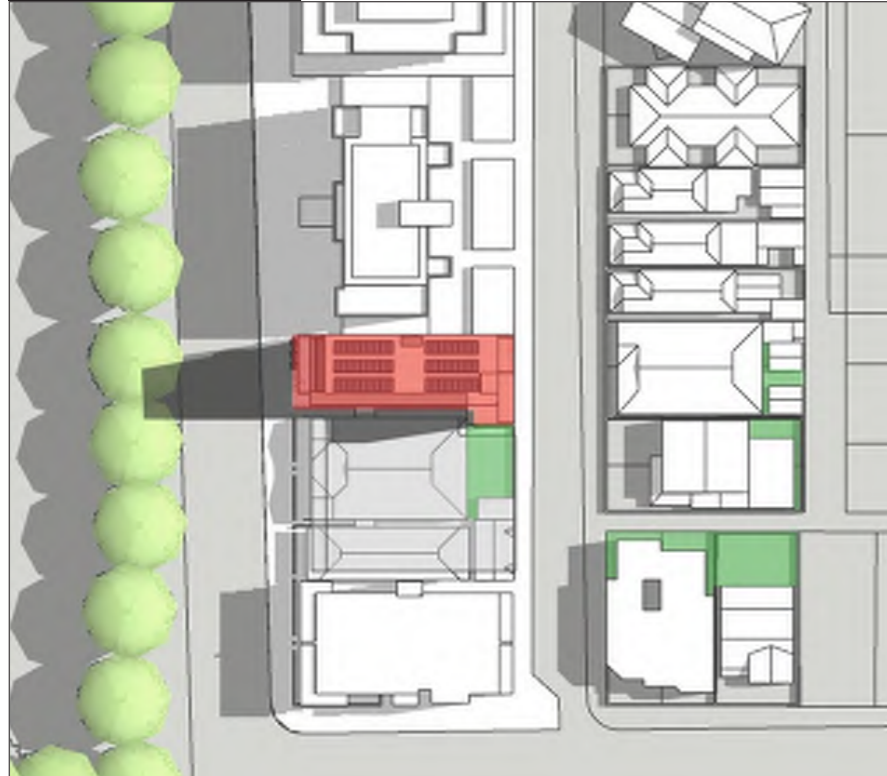
FIGURE 2 - WASTE COLLECTION PATHWAY - TYPICAL APARTMENT LEVEL

Sun Studies: Shadow Diagrams

Summer & Winter Solstice

We acknowledge additional shadows cast by the building in dark grey. Existing shadows are shown in light grey.

Summer Solstice - 9am



Summer Solstice - 12pm



Summer Solstice - 3pm



Winter Solstice - 9am



Winter Solstice - 12pm



Winter Solstice - 3pm



- Existing Shadows
- Additional Shadows cast from Proposed Development
- Private Open Space - Neighbouring Property
- Subject Site - 22 Colley Street, Glenelg



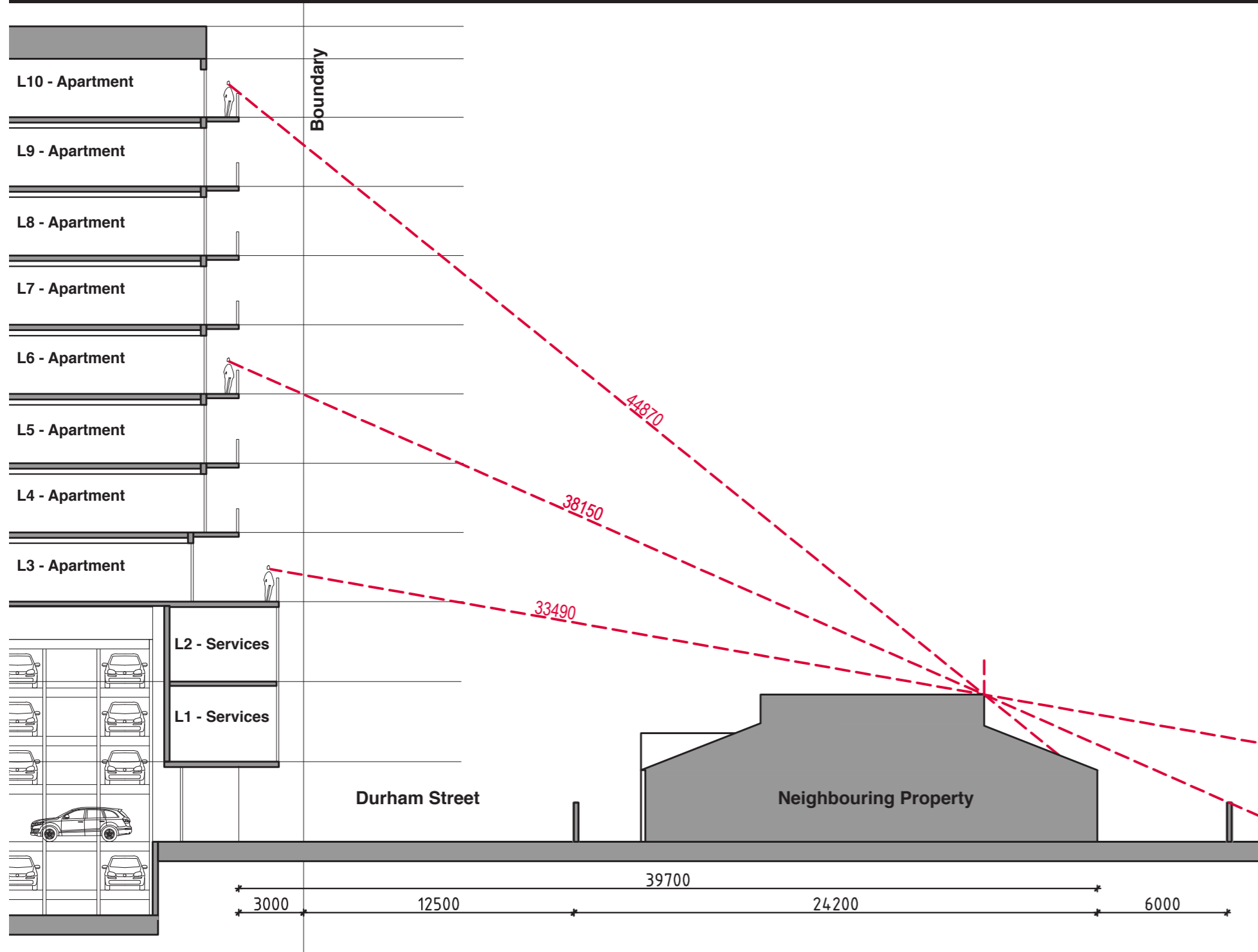
Overlooking Study: Private Open Space

Overlooking Study - Looking East

Privacy and neighbouring private open space is maintained.

Not to Scale

Sectional Study

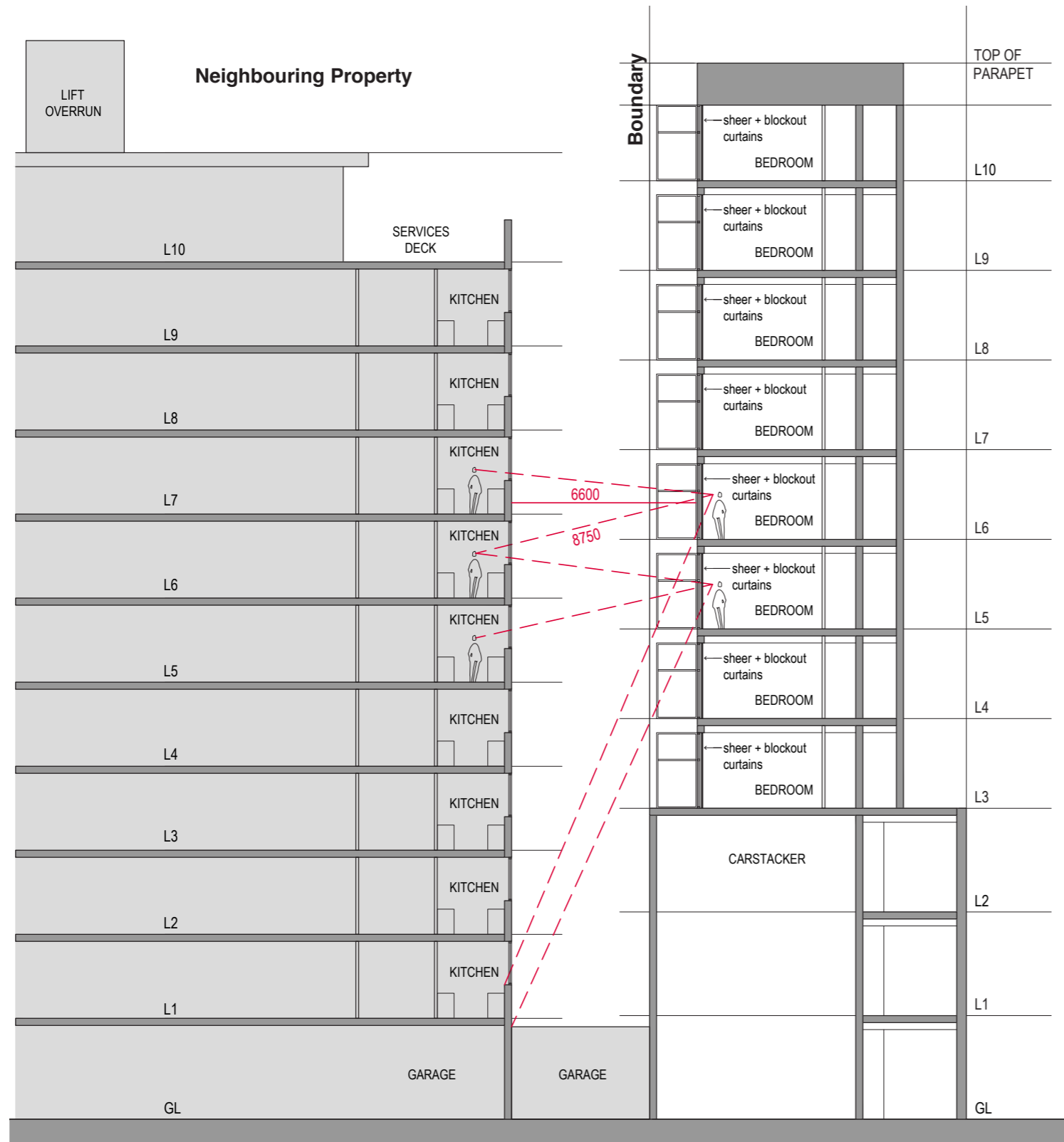


Looking East from proposed development (from tower level)



Overlooking Study: Habitable Rooms

Sectional Study



Overlooking Study - Looking North

Privacy and overlooking of neighbouring kitchens is mitigated by use of sheer and blackout curtains to the bedrooms.

Not to Scale

Looking North from proposed development (from tower level)

